

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, YPSILANTI, MI 48198
AGENDA
AUGUST 25, 2021
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 May 26, 2021 regular meeting minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
 - A. STPC 20-06 Hawthorne Mill Area Plan
9. REPORTS
 - A. Building Inspector
 - B. Zoning Administrator
10. OLD BUSINESS
 - A. STPC 20-03 Prospect Pointe West Preliminary Site Plan Extension
11. NEW BUSINESS
 - A. Pre-Application Conference
Clover Group: Proposed Mixed-Use Development Located at J-10-33-300-001
 - B. Pre-Application Conference
Proposed Veterinary Office located at 5347 Plymouth Road
12. POLICY DISCUSSION
 - A. Planning Commission Meeting Start Time
13. ADJOURNMENT

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

Laura Bennett, Planning Clerk
734-482-6099

**SUPERIOR CHARTER TOWNSHIP
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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

AREA PLAN PETITION

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

APPLICANT NAME Louis J. Eyde Family, LLC

NAME OF PROPOSED DEVELOPMENT Hawthorne Mill

- APPLYING FOR**
- AREA PLAN
 - AREA PLAN AMENDMENT
 - AREA PLAN REVISION

FEES (adopted by the Superior Township Board on 11-21-16): The following fees shall be paid by the petitioner to the Superior Charter Township Treasurer at the time of submittal of the application For a Special District and at the time of each subsequent submittal:

A. REZONING PETITION AND AREA PLAN REVIEW

Application fees:	\$ 900.00
Review escrow:	\$5,000.00
Total:	<u>\$5,900.00</u>

Review escrow funds are used for the Township consultants' engineering, planning and legal reviews and other costs as appropriate. Review costs will be deducted from the escrow account along with the appropriate administrative fee. If a review cost exceeds the amount in the escrow account, the cost plus the appropriate administrative fee, shall be billed to the petitioner. Billing rates are available upon request. If a second public hearing must be scheduled due to the petitioner's failure to post required signage or provide information as required, an additional fee of \$300.00 to offset the Township's additional costs of public notices and affidavits of notice shall be paid by the petitioner prior to the Township scheduling the public hearing.

TOWNSHIP USE

Date Received 11/2/2020 **Fee Paid** 5,900

Signature of Township Clerk or Designee Laura Bennett

GENERAL INFORMATION

- Name of Proposed Development Hawthorne Mill
- Address of Property Property consists of 650 acres on 17 parcels described more specifically on the attached Survey.
- Current Zoning District Classification of Property PM, PC & A2
- 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 See survey attached hereto for tax ID numbers
- Site Location - Property is located on (circle one) N S E W side of Geddes Road between Vreeland and Clark 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 Approximately 650 acres
- 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 Approximately 1950 residential units
- Total floor area of each unit Varies between types of units
- Give a complete description of the proposed development.

APPLICANT INFORMATION

- APPLICANT'S NAME Sam Eyde
Company Eyde Comany
Address 2947 Eyde Parkway, Suite 200. East Lansing, MI 48823
Telephone Number 517.351.2480 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 John Ackerman
Company Atwell
Address Two Towne Square, Suite 700, Southjfield, MI 48076
Telephone Number 248.943.0456 Email jackerman@atwell-group.com

- ARCHITECT/PLANNER'S NAME Brad Strader
Company MKSK
Address 4219 Woodward Ave. Suite 305, Detroit, MI 48201
Telephone Number 313.652.1105 Email bstrader@mkskstudios.com

INFORMATION REQUIRED ON THE AREA PLAN
AS SPECIFIED IN SECTION 10.07 OF THE SUPERIOR TOWNSHIP ZONING ORDINANCE

1. Vicinity map showing the general location of the site.
2. Scale, north arrow, initial plan date, and any revision dates.
3. Existing zoning classifications for the subject parcels and surrounding parcels (including across road rights-of-way)
4. Identification of all adjacent property in which the applicant(s), developer(s), or owner(s) have an ownership interest.
5. Dimensions of all property boundaries and interior lot lines.
6. Location of existing structures, fences, and driveways on the subject property, with notes regarding their preservation or alteration.
7. Location, outline, ground floor area, and height of proposed structures; and of existing structures to remain on-site.
8. Conceptual drawings of exterior building facades for principal buildings and building additions, drawn to an appropriate scale
9. Locations, layout, surface type, centerlines, road pavement and right-of-way widths, and indication of public or private road status for all existing and proposed roads and access drives serving the site.
10. Conceptual locations, layout, and surface type for all parking lots, sidewalks and pedestrian pathways within and accessing the site.
11. General description and delineation of existing natural features on and abutting the site; such as trees, shrubs, wooded areas, general topography and soil information, areas of steep slopes, bodies of water, watercourses, drainage ways, and wetlands; with clear indication of all features to be preserved, removed or altered.
12. Delineation of the 100-year floodplain on and abutting the site (see Section 14.05D of the Zoning Ordinance.)
13. Outdoor open space and recreation areas; location, area, and dimensions.
14. Location and size of required landscape strips, if applicable.

15. General layout of existing and proposed water supply systems, sanitary sewerage or septic systems, and stormwater management facilities.
16. General areas of intended filling or cutting.
17. Other information as requested by the Township Planner or Planning Commission to verify that the site and use are in accordance with the intent, purposes, and requirements of this Ordinance and the policies of the Township's Growth Management Plan.

The applicant indicated on page 3 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 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, and herewith file sixteen (16) copies of the identified area plan. The applicant also acknowledges that the filing of this application grants permission for Township staff and/or officials to enter the property to determine the accuracy of the submitted area plan including existing conditions.

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 10/28/20

PROPERTY OWNER'S PRINTED NAME Sam Eyde

PROPERTY OWNER'S SIGNATURE 

August 3, 2021



4219 WOODWARD AVE. #305
DETROIT, MI 48201
313.652.1101

**Attention: Superior Charter Township Planning
Commission & Ben Carlisle, CWA**

Master Plan Analysis for the Proposed Hawthorne Mill Project

Introduction

The Hawthorne Mill project (the “Project”) presents a unique opportunity for a well-planned community to help meet most of the Township’s needs for the next 10-20 years. The diversity of residential types will include single family, multiple family, different types of senior housing, and neighborhood oriented commercial, all linked by open spaces, amenities, and buffers to preserve the rural viewsheds along key road corridors.

As owners of the land, the Eyde Companies are proposing to bind all of the land into a unified development plan. The Eyde’s have formed a team of planners, landscape architects, engineers, and legal counsel that have worked on other successful large-scale PUDs. Phases would begin at the south, where the densities would be highest. The intensity fades to the north to help preserve the long-term preservation of agricultural lands (see the attached map of developed vs. undeveloped lands in the Township).

We recognize that while Hawthorne Mill is consistent with many of the recommendations of the Superior Township Master Plan, it would be a departure from the Township’s Future Land Use Map. This document provides some background on the project and the principles that advance the Master Plan goals. We believe these arguments will convince the Planning Commission to support a variation from the Master Plan Future Land Use Map.

Background Information

Hawthorne Mill will represent a change along the Geddes Road Corridor to accommodate recent demands for residential development to serve the growing high-tech business and other employment centers in close proximity to the Project. At the central core of the property is the existing Hyundai technical facility and surrounding expansion land. This employment center was developed on land sold by the Eydes. While there had been interest in similar R&D properties, recent trends show that other locations have much greater advantages. Our site is literally situated at a central hub surrounded by some of the most exciting and expansive growth of high-tech industries in the State of Michigan. As these centers continue to grow, there is a public need for housing of all types. Our site is ripe for residential development to meet the needs for more attainable housing for people of all ages, within a convenient commute to nearby employment centers (see the regional map).

While there are many employment centers, we want to point out several that our residential development will help serve. East of the Project, part of the area near Willow Run Airport has been converted to a massive research, office and hi-tech master-planned vehicle mobility employment center known as the American Center for Mobility. This is a collaborative effort of government, industry and academia focused on accelerating the mobility industry in Michigan. The project involves over 500 acres of land and currently includes a Smart City Test Center,



a technology park and event center. This potential source of thousands of jobs for research, development, testing and education is just seven miles from our site.

Our location also offers easy and convenient access to an incredible array of diverse educational institutions, including the University of Michigan, Eastern Michigan University, Washtenaw Community College and Concordia University. Equally important, particularly to the growing population of active baby boomers (for which several parts of the Project are devoted), are the close proximity of world class medical facilities. This includes St. Joseph Mercy of Ann Arbor, located within 3 miles of the Project area, and the University of Michigan Hospital and related facilities, including the Children's Hospital.

Radiating out from three sides of the Hyundai facility, the Hawthorne Mill plan depicts a variety of residential housing types that are intended to appeal to the current and future housing needs for young professionals, families and active empty nesters. The palette of housing choices offered includes single family, multi-family condos and rentals, and different types of senior housing development pods.

The majority of the housing units are single-family residential and detached active adult housing. The more intense housing density is located south of Geddes Road to provide a density transition from south to north. This also considered the high-tension electrical wires that traverse the property. Less intense single-family residential development and active adult, empty nester housing are located north of Geddes approaching Vreeland Road. A small area devoted to Village retail (potential for restaurants and neighborhood retail, coffee shop, office and other services) is located at the intersection of Geddes and LeForge, also in close proximity to the employees of the Hyundai facility.

Consistency with the 2010 Master Plan

We have intensely studied the Township's current Master Plan. The Plan was adopted in 2010 during the course of one of the worst economic recessions of recent times. The Master Plan reflects those conditions through its discussion of stalled residential developments and other factors. As the Township knows, however, the Master Plan is a general policy guide and an evolving and flexible planning tool. As stated on page 1-5, the Plan is general in nature and shows issues and approaches. "The Plan does not, however, proscribe or predict uses of specific parcels of land." Moreover, the "Plan recognizes that the future is uncertain and cannot be predicted, and that current perceptions of future conditions will change."

From a statistics standpoint, as the Township acknowledges, the Plan is out of date. Most of the data in the Master Plan is from over 20 years ago. For example, the Township's website reports a 21.6% growth rate in Township population compared to the population data in the Plan. While the Plan reported that the Township population was dramatically aging (Plan, at p. 2-4), that data is also 20 years old. All indications are that the aging of the population has continued. Indeed, US News & World Report lists Ann Arbor as No. 7 in its most recent list of best places to retire in the nation. While some residents choose to age in places, others prefer to downsize into new homes that best meet their needs. Still others need some level of assistance which could be accommodated within Hawthorne Mill.

Job growth in Washtenaw County has been steady, with 37,300 new jobs created between 2009-2019. While the COVID-19 pandemic has impacted this trend, all reports indicate that Washtenaw County is recovering significantly and will fully recover and continue its dramatic employment and population growth in the future.

A primary focus of the Master Plan policies, objectives and areas of concern deals with (1) preservation of natural features, (2) preservation of the agricultural and rural community and (3) housing, which includes the inter-relationship between providing diverse housing opportunities in a way that is consistent with and promotes the first two issues (see Chapter 4 of the Master Plan). In fact, the Plan recognizes that large lot rural housing at A-1 and A-2 density requirements can actually destroy the rural character of Superior Township (Plan, at p. 4-6). Clearly, providing for more housing diversity at some greater density could meet the housing demands for the next 20 years while having a less significant impact on rural preservation policies and objectives.

The Master Plan recognizes that the Township could be susceptible to large-scale development proposals on various parcels in the future. The Plan notes that it is not possible for the Plan to address the acceptability of such proposals regarding their location or their relationship to the Township's character or adopted development policies.¹ The Plan states that any such proposal would have to be analyzed on an individual basis considering site-specific criteria (Plan, at 4-18). As stated above, there are two key planning themes repeated throughout the Master Plan that we anticipate would remain as the hallmark of any revised Master Plan—preservation of natural features and linked pathways throughout the Township; and preservation of the Township's agricultural heritage. Hawthorne Mills was specifically designed and planned over the course of the last three years to address and honor these objectives.

Before laying out any proposed housing alternatives, an environmental evaluation was conducted to identify all natural features on the property. Only then were the proposed residential pods laid out with the specific intent to preserve natural features and then integrate them with various pathways and open spaces. Thus, approximately 293 acres, or 45% of the Property, will be preserved or enhanced as open space. The Project can be divided in three development areas—the land south of Geddes; the triangular shaped area located north of Geddes and east and west of LaForge Road and south of the high-tension electrical wires; and the area northwest of the high-tension wires. As the Project moves north towards Vreeland Road, the housing becomes less dense and open space acreage increases.

Various techniques for separating and preserving impacts on nearby agricultural and rural lands have been incorporated in the Project, including extensive buffers and rural view sheds. Traffic circulation patterns are proposed to avoid impact on lands to the north of the Project area. In order to accomplish this, the Plan calls for no improvements on Vreeland Road and no road access to any part of the Project from Vreeland Road. Extensive open space areas are proposed for the northern part of the Property. No residential development will be located within 500 feet of Vreeland Road.

We propose to work with the Township to design utilities in such a way that they would or could not be extended to serve lands north of Vreeland Road. This strategy will leave a logical and extensive agricultural and low-density development area consisting of the vast majority of all land in the Township. This is all consistent with the Master Plan discussion about development in a manner that does not adversely impact adjacent rural or preservation areas.

¹ A little history here. The Property was actually acquired by the Eyde family in the early 1980s and the Eyde family was encouraged to do so by Township officials at the time in order to develop a technology center similar to a project Eyde was developing in the Lansing area. Based on some change in Township leadership and philosophy, enthusiasm for such a project evaporated and the Eyde family did not pursue the development at the time. The Eyde family has owned the property ever since, continuing to pay taxes in excess of farm lease revenue for over 40 years waiting for the appropriate time to move forward with an alternative development that addressed the Township's planning objectives.

Limited Expansion of the Urban Development Zone is Reasonable

The property lies on both sides of Geddes Road. Geddes Road is one of a small number of primary roads in the Township and traverses the entire Township from east to west going from Canton Township to the east and Ann Arbor to the west. The Master Plan states that Geddes is “one of the most significant east/west transportation routes in Superior Township” (Plan, at p. 4-13). Located in the southern part of the Township, the current Master Plan identifies Geddes Road as a “major arterial” and as a boundary between development on the south side of Geddes and agricultural and agricultural preservation on the north side of Geddes (Plan, at p. 5-66). The Master Plan recognizes that Geddes Road “will continue to increase in importance because east/west transportation is restricted within the southern portion of the Township” and that “dynamic pressures will be placed on the road” (Plan, at p. 4-14). Additionally, as of the 2010 Master Plan, approximately 65% of the Township population resided in the Geddes Road sub-area (Plan at p. 6-6).

The Hawthorne Mill Area Plan proposes a change in the line demarking the Township’s transition to agricultural development. Currently, that line is designated in the Master Plan on the north side of Geddes. The Project proposes that the line in the western most part of the Township (west of N. Prospect Road) be shifted to Vreeland Road, which is a more logical location and allows the development of a more cohesive and expanded Geddes Road development corridor at the western gateway to the Township.

Despite the population and business growth in the area, the Township has not expanded the area planned for residential or other development for at least 20 years, if not much longer. As shown in the plan analysis of developable property attached hereto, there is minimal good land available for any significant development of new and alternative housing products. Many of the parcels that remain are scattered and are of odd or small shape in size (see the Map of Undeveloped Vs Development areas). The vast majority of parcels will remain as agricultural areas outside the utility districts. This change is likely to accommodate the Township growth pressure for at least the next 10 years. In effect, the Township would have this limited expansion to cover at least 30 years of prior and future growth. And the development would be achieved in such a manner as to comply with the Township’s design and resource preservation objectives.

In addition to the above comments, other features of the Project that are consistent with key policy objectives and issues identified in the 2010 Master Plan, include:

- (a) Preservation of natural features and importance that such features be integrated into the development pattern (Plan, at 4-1);
- (b) A greenspace system of open spaces and greenway trails links all parts of the Township and contributes to natural character (Plan, at 5-2);
- (c) Protect woodlands and encourage the least disruptive land uses in woodlands and cluster developments to avoid woodland impacts (Plan, at 5-8);
- (d) Protect the quality of wetlands and surface water (Plan, at 5-6);
- (e) The establishment and protection of an interconnected system of natural environmental areas, including woodlands and wetlands and open fields (Plan, at 5-11);

- (f) Development of trails for non-motorized use (Plan, at 5-12);
- (g) Preservation of “rural” viewsheds (Plan, at 5-16);
- (h) Provide integrated, accessible and linked open space and recreational facilities for all Township residents (Plan, at 5-23);
- (i) Pedestrian and bicycle linkages between parks and open spaces should be included in new developments whenever feasible; the development of private recreational amenities within new residential developments shall be encouraged and/or required (Plan, at 5-24);
- (j) Lay out a linked recreational greenway system of non-motorized trails and bicycle paths within the Township (Plan, at 5-27);
- (k) Maintain a primary Agricultural zoning district that designates farming and farming-related activities as primary activities for areas of the Township (Plan, at 5-33);
- (l) Strong, cohesive neighborhoods of varying densities and design characteristics that contribute to a positive community identity (Plan, at 5-37);
- (m) Provide a variety of housing types to meet housing needs for varied population groups (Plan, at 5-41); encourage both multiple and single-family housing of a wide variety of types and at densities appropriate to the location (Plan, at 5-42);
- (n) Improve ability of Township residents of all ages, including the elderly, to remain in their homes and encourage the development of additional senior housing options to serve Township residents (Plan, at 5-42);
- (o) Commercial land uses integrated with surrounding land uses to serve the needs of Township residents. Neighborhood commercial development should be compatible with surrounding land uses and designed to minimize the visual impact and utilize access management to reduce congestion and automobile and pedestrian conflicts (Plan, at 5-44); and
- (p) The size of the employment center at LeForge and Geddes, including the Hyundai North American Technical Center should be evaluated every 5-years (Plan, at 5-55).

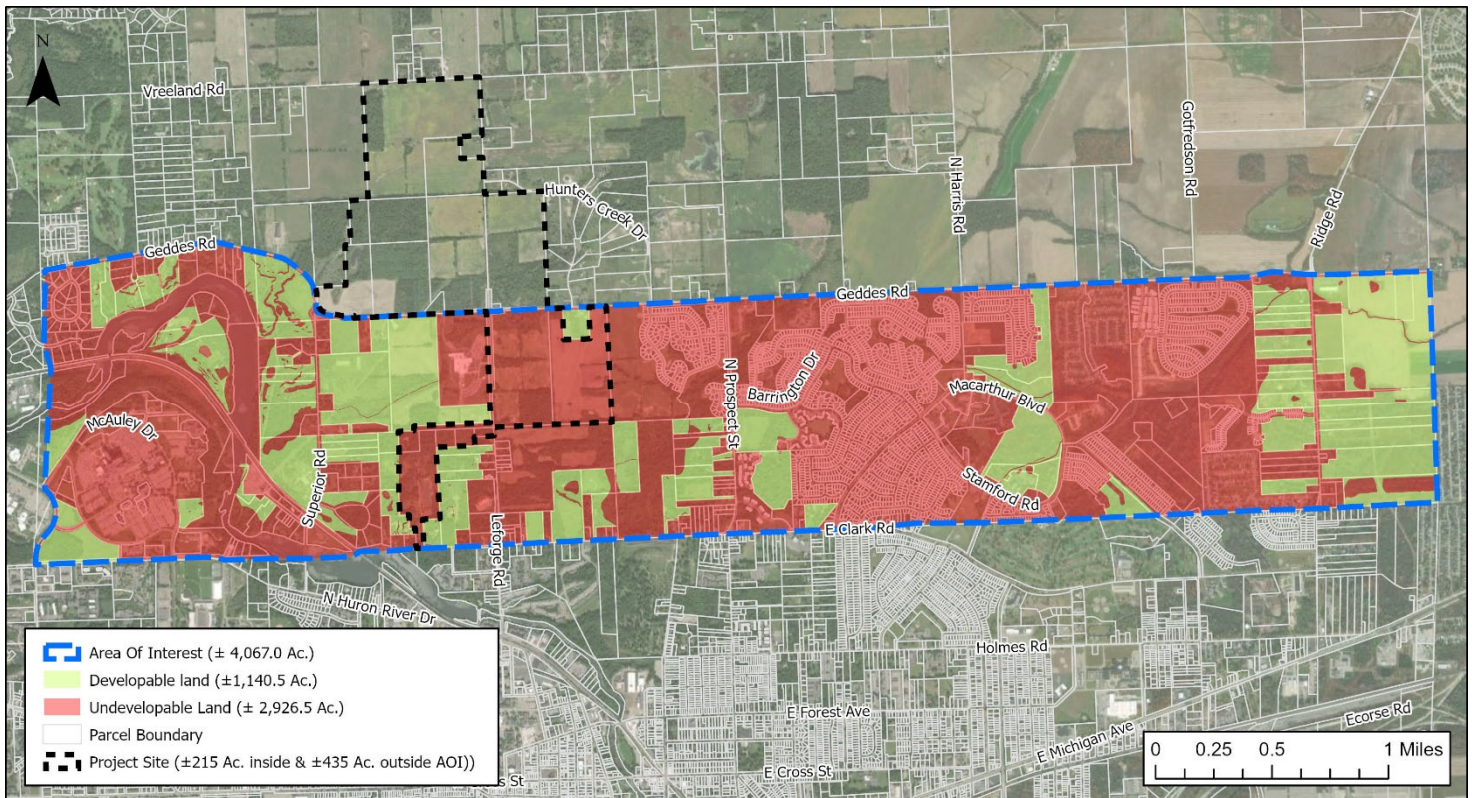
Summary and Conclusion

We believe that shifting the development/non-development line north to unpaved Vreeland Road in the western edge of the Township is both logical and accommodates growth and changes in demand that have occurred in the last 10 years since the Master Plan was adopted during the last economic collapse. The Plan recognized the dynamic pressures of growth along the Geddes Road corridor as the major link between employment centers. It already includes the Hyundai site, which was developed by Eyde, and additional developable business property. Indeed, the Township’s more recently adopted Recreation Plan calls for an east/west pathway along the entirety of Geddes Road throughout the Township.

MKSK

It no longer makes sense to restrict development opportunities to only one side of this important transportation corridor. More important, with the ability to have one property owner control several key sites along the corridor, the application of high-quality and consistent architectural and design standards, along with the preservation of rural viewsheds, can create a sense of place and a positive face of the Township to the commuters passing through the Township and those seeking to live in vibrant new housing with access to extensive recreational opportunities.

Superior Township Geddes Road Urban Sub-Area Analysis Exhibit



This exhibit was generated from readily available GIS parcel data and represents what land remains for development in Superior Township.

- The blue Area of Interest represents the Geddes Road Urban Sub-area as represented in the Township's Master Plan. This also includes the hospital sub-area.
- The Areas designated as undevelopable were identified using the following criteria:
 - Parcels less than 5 acres in size
 - Properties that contain existing development already and property that is currently under contract for proposed future development
 - Properties that contain slopes greater than 25%, wetland and / or floodplain
 - Public land (parks, schools, etc.)
- Green areas represent parcels greater than 5 acres in size that could be developed. It should be clarified that the development team has not engaged in discussions with any of the owners of these properties to determine their interest in developing the land.

This exhibit reflects that only just above 25% of the land designated for Urban development remains available for future development.



Carlisle | Wortman
ASSOCIATES, INC.

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

To: Superior Township Planning Commission

From: Ben Carlisle, AICP

Date: August 13, 2021

RE: Hawthorn Mills Area Plan Petition

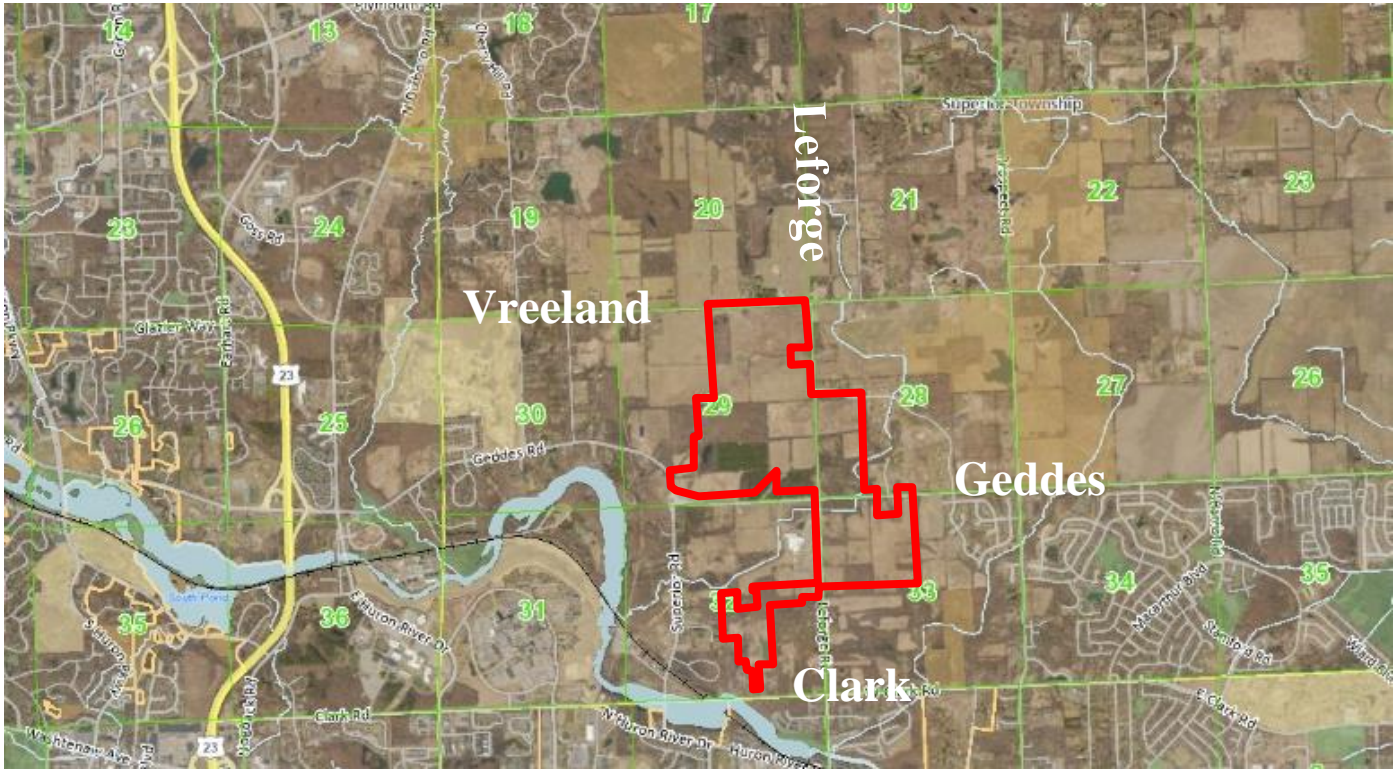
The applicant has submitted an Area Plan for +/-650-acre area around the intersection of Geddes and Leforge Road. The 650-acre area includes 17 parcels and a mix of existing zoning districts. The applicant seeks area plan approval to develop a mixed-use development. The proposed development includes:

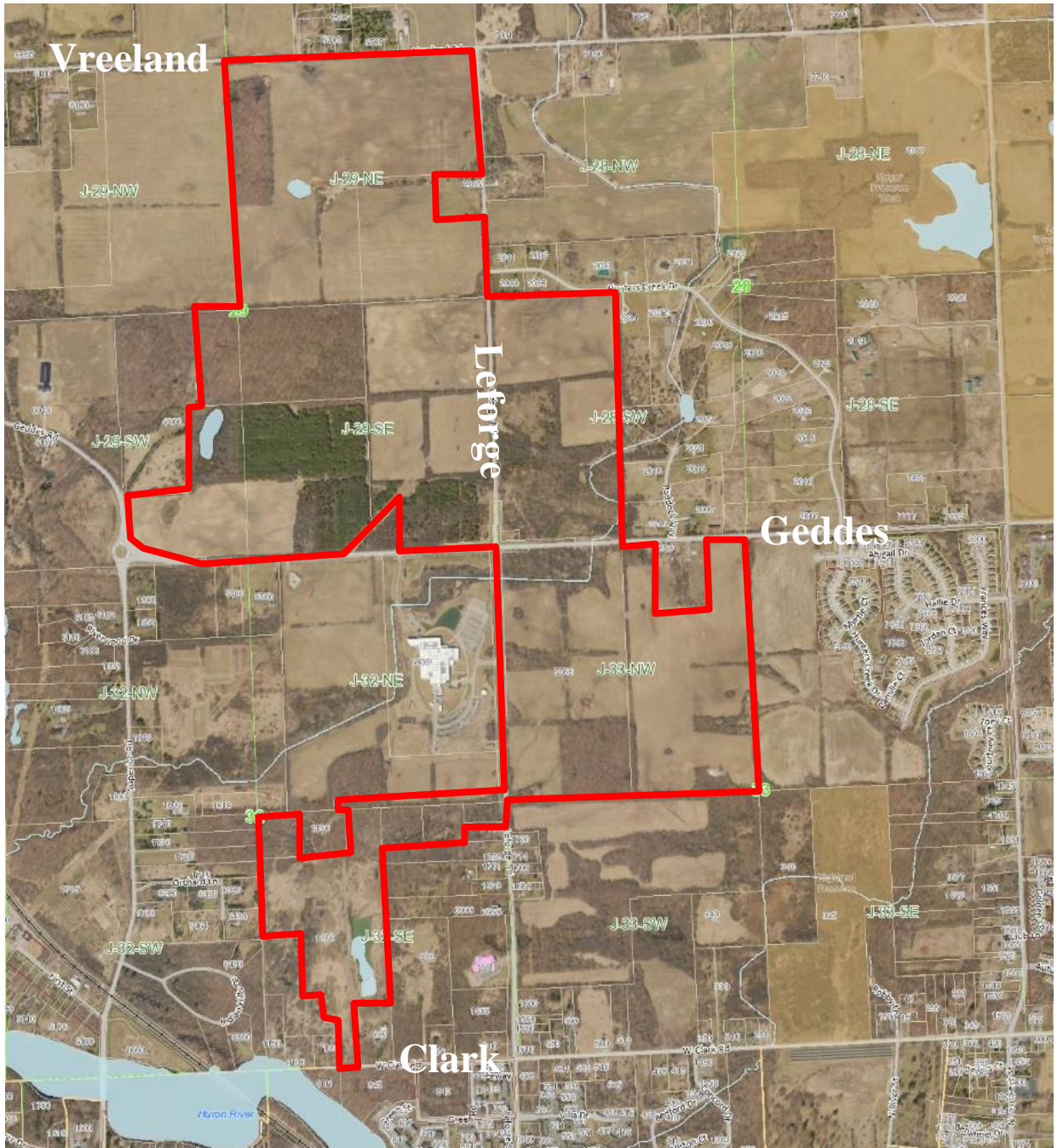
- Village Retail
- Single family residential
- Active adult residential – detached
- Condominiums/Townhomes – attached
- Multiple family – rental

Proposed site amenities include open space preservation, park development, wetland preservation, interconnected trails, and clubhouse and pool. Due to the scale of the project the applicant is seeking flexibility with regards to phasing and some development details such as elevations.

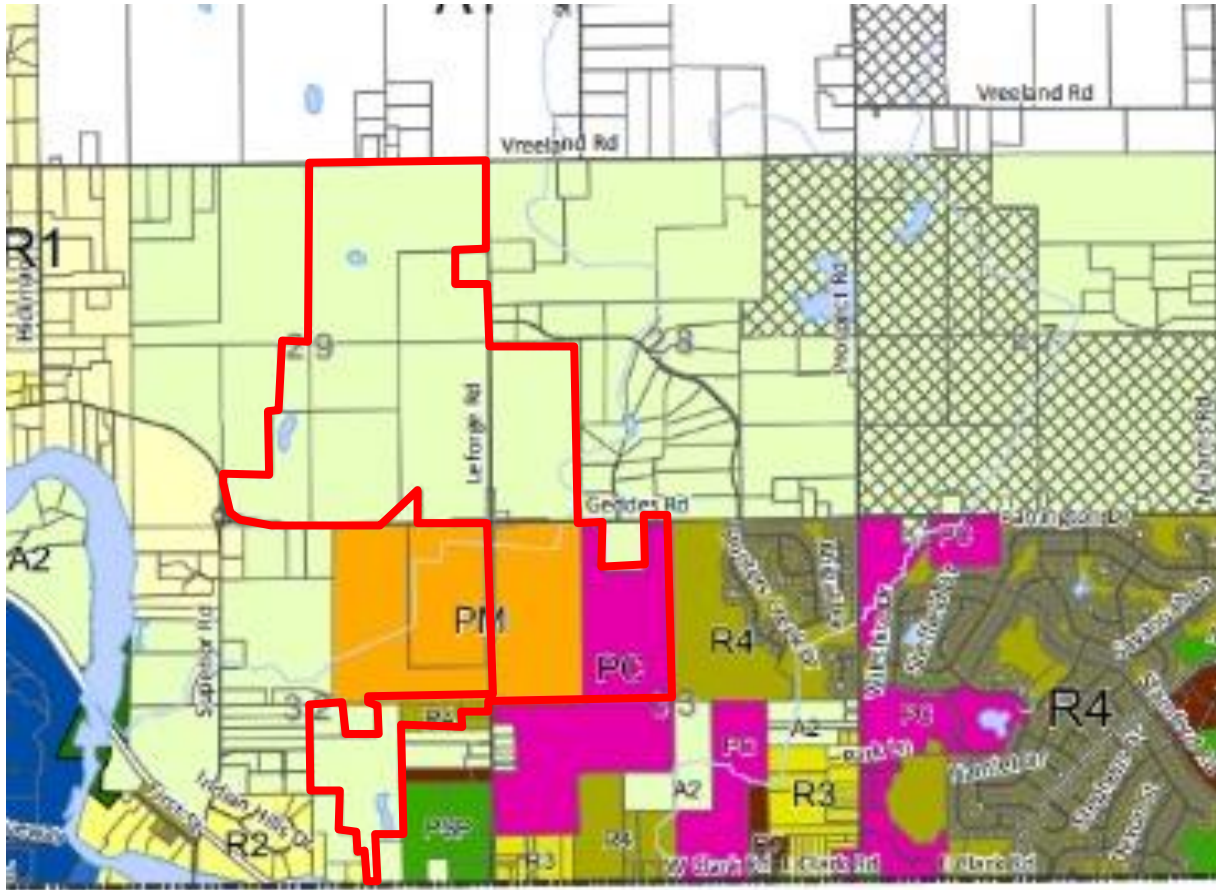
As set forth in Section 7 of the Zoning Ordinance, the Applicant has filed an Area Plan Petition. The Planning Commission is asked to review the petition, hold a public hearing, and consider public comments. Based on direction from the Planning Commission, there are additional details that I have requested from the applicant's in order to complete a more detailed review.

SITE CONTEXT AND ZONING





Zoning Map



The site includes a mix of existing zoning including AG-2, Agriculture; PM, Planned Manufacturing; PC, Planned Community; and R-4, single-family residential. The surrounding land uses include a mix of agriculture and open space, rural residential, medium density single-family residential, and research and development.

CONCEPT PLAN

The proposed development includes the following uses:

- Village retail
- Single family residential
- Active adult residential – detached
- Condominiums/Townhomes – attached
- Multiple family – rental

Overall:

Residential		
Type	Acres (Gross)	Dwelling Units
Single Family	+/- 251	560
Active Adult Living	+/- 275	570
Townhomes/ Condominiums	+/- 52	267
Apartments/ Rental	+/- 55	608
Total	+/- 633	2,005
Non-Residential		
	Acres	
Village Retail	+/-17	

North of Geddes:

Residential			
Type	Acres (Net)	Dwelling Units	Net Density (DU/AC)
Single Family	+/- 173	345	1.99
Active Adult Living	+/- 215	475	2.21
Townhomes/ Condominiums	+/- 16	80	4.95
Total	+/- 405	900	2.22
Non-Residential			
	Acres		
Village Retail	+/-17		

South of Geddes:

Residential			
Type	Acres (Net)	Dwelling Units	Net Density (DU/AC)
Single Family	+/- 71	215	3.03
Active Adult Living	+/- 55	95	1.74
Townhomes/ Condominiums	+/- 35	187	5.34
Apartments / Rental	+/- 53	608	11.50
Total	+/- 214	1,105	5.16

MASTER PLAN

The Master Plan establishes a number of goals, statement and policies that should be considered when reviewing the Area Plan. Summary of these applicable goals, statements, and policies include:

- Preservation of township natural features, groundwater recharge areas, open space and agricultural land.
- No sewer and water extension north of Geddes Road
- Area south of Geddes Road is intended to accommodate a variety of low to medium density housing types and limited commercial uses.
- Area north of Geddes is intended for natural resource preservation, open space preservation, agriculture and low-density residential use.
- Development of trails for non-motorized uses.
- Dwelling units shall be placed on portions of the site most suited to development to preserve natural features.
- The density of development in the Township shall be highest within the Township’s designated Urban Service Area and within the hamlet of Dixboro, and then generally decline in density in the balance of the Township.
- Residential development shall be encouraged to locate away from the Township’s agricultural lands.
- New residential development shall be compatible in density and character with existing residences and neighborhoods in the immediate area.
- Urban housing shall not be located in areas of the Township where the existing or planned infrastructure is insufficient to support such development.
- Encourage both multiple- and single-family housing of a wide variety of types and at densities appropriate to the location.

Future Land Use:

The site is divided into two different future land use classifications as designated in the Master Plan. The dividing line is Geddes Road. The portion south of Geddes Road is designated as the Geddes Road Urban Sub-Area, the area north of Geddes Road is designated as Central Sub-Area.

Geddes Road Urban Sub-Area

The Geddes Road area contains a significant portion of the Township population and includes a mix of single-family, multi-family, manufactured housing, and a couple of small commercial areas. Existing dwelling unit densities in some locations within the designated Urban Service Area range up to eight dwelling units per acre.

Most of the undeveloped land is planned at a maximum density of approximately four dwelling units per acre to stay within available utility capacity, based on:

1. The amount of developable land in the Urban Service Area;
2. The size and capacity of utility infrastructure and the main sewer interceptor pipe; and
3. The anticipated flow rates and infiltration of groundwater into the system.

This subarea is important to the Township as it provides a variety of housing types in a range of densities with public sewer and water service.

The applicants proposed density of 5.16 units per acre is slightly greater than the planned four (4) units per acre due to utility capacity.

Central Sub-Area

This area is the heartland of Superior Township and the area Township residents most rely on to provide nature, open space, and rural character. Many of the primary roads in the Township cut through or border this sub-area. It is also the largest and lowest density sub-area of the Township and it is proposed to remain that way, permanently. It is primarily a farming area, although rural homes on large lots are scattered throughout the sub-area. Landscape nurseries, private stables and riding arenas, wetlands, woodlands, and permanently preserved open space are also found within this sub-area. Nearly 2,000 acres of farms and natural areas have been permanently protected in the Central Sub-Area.

The Township will continue to protect farming and open spaces in the center of the Township, leaving this area with a natural character, viable wildlife habitat, and relatively undeveloped. The Township has been active in protecting farmland and open space through proactive land purchase, donations, and conservation easements.

Most land is zoned for and used for agriculture and low-density residential use at densities of 1 dwelling unit per 2 to 5 acres. Where land is developed in the future, clustering to preserve large amounts of open space will be strongly encouraged.

Extension of Utilities

The area north of Geddes Road is outside of the designated Urban Service Area. As stated in the Master Plan, rezoning of undeveloped land to a more intensive zoning district should only take place in conjunction with the availability of public services and infrastructure to serve all of the potential land uses in the proposed district. Considerations include:

- Capacity of available utilities and public services to accommodate the uses permitted in the district without compromising the health, safety, and welfare of Township residents or burdening public entities or the Township with unplanned capital improvement or operational costs.
- Capacity of the existing road system to safely and efficiently accommodate the expected traffic generated by uses permitted in the zoning district.
- Capacity of existing police, fire, ambulance, schools, and other public services to serve all potential land uses on the site.
- Rezoning of undeveloped land outside of the designated Urban Service Area should only take place consistent with the policies of this Plan and after determination by the Township that the change in tax base or overall benefit coming to the community from potential land uses on the site would more than offset anticipated costs to the Township and other public entities for providing necessary public services.

It is not sound planning to encourage or permit the extension of public sanitary sewer lines to properties outside of the designated Urban Service Area. Development of housing at urban scale and densities on land outside of the Urban Service Area would contribute to an inefficient pattern of “urban sprawl,” which is the unplanned, uncontrolled spreading of urban-scale development into rural areas of the Township. Such action would require revision of this Plan and the Zoning Ordinance.

NATURAL FEATURES

The site includes a mix of natural features including eight (8) wetlands and seventeen (17) woodland stands. The applicant indicates that they will preserve 26 acres of wetland and 100 acres of woodlands. A wetland delineation and detailed tree survey were not provided. Though not required at this level of review, without a wetland delineation and detailed tree survey, we cannot confirm how or if they will be able to preserve noted wetlands and woodlands.

HOUSING DETAILS

The applicant is proposing four different housing types:

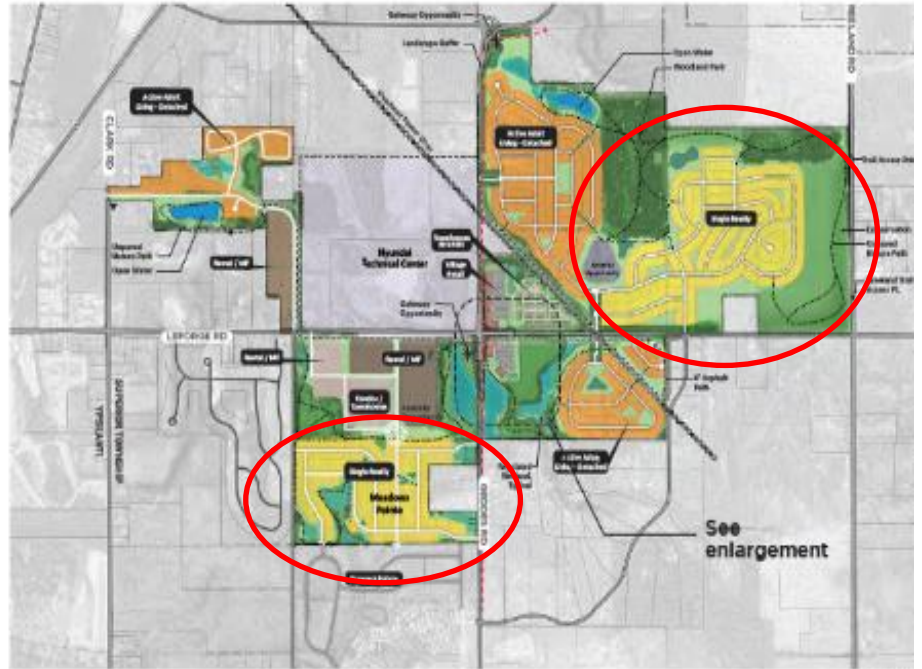
Single-Family Residential

Single-Family residential is proposed south of Geddes (already approved as the Meadows of Hawthorne Mills), and proposed north of Geddes, just south of Vreeland.

Homes are anticipated to be 1 and 2-stories, and vary in size from 2,000 to 3,000 sf.

Lot sizes range from 70 to 80 feet in width and 8,400 to 11,200 sf in size.

The most similar single-family district is R-4. There is no R-4 single family zoning in the township north of Geddes.



Conc

Active Adult

Active adult is proposed both north of Geddes, on both sides of Leforge, and south of Geddes, on eastern edges of the site.

Homes are anticipated to be ranches, and vary in size from 1,800 to 2,500 sf.

Lot sizes range from 60 feet in width and 7,200 sf.

The most similar single-family district is R-4. There is no R-4 single family zoning in the township north of Geddes.



Conc

Townhomes and Condominiums

Townhomes and condominiums are located west of Leforge and south of Geddes.

Proposed density is up to 8 units per acre, with a maximum height of three (3) stories.

The most similar single-family district is R-7. There are pockets of R-7 zoning south of Geddes.



Conc

Apartments and Rental

Apartments and rental are proposed on both sides of Leforge, south of Geddes.

The apartments and rentals are high density and are intended to serve as a buffer from less dense residential and the Hyundai facility. The proposed height is three (3) stories, but density is not indicated.



Conc

Depending on density R-7 is the most similar zoning district. However, if the applicant proposes more than 8 units per acre, there is not a similar zoning district in the township.

SUMMARY

The proposal is a tale of two developments: south of Geddes, and north of Geddes.

There are portions of the development south of Geddes that meet some elements of the Master Plan. While proposed at a density greater than planned from a utility perspective, the area south of Geddes is proposed for a mix of housing options at a mix of densities. If the applicant were to resubmit the Area Plan only to seek approval of the area south of Geddes, we could work with the applicant to address outstanding site planning, density, and layout issues.

However, as noted the area north of Geddes Road is outside of the designated Urban Service Area. It is not sound planning to encourage or permit the extension of public sanitary sewer lines to properties outside of the designated Urban Service Area, without considering the impacts and making a strategic design to amend the urban service boundary through a comprehensive planning process. Without great consideration of extending the urban service boundary, development of housing at urban scale and densities on land outside of the Urban Service Area would contribute to an inefficient pattern of “urban sprawl,” which is the unplanned, uncontrolled spreading of urban-scale development into rural areas of the Township.

For a variety of reasons, we find that the Area Plan for the development north of Geddes Road to be inconsistent with the Townships Master Plan stated goals, statements, and policies:

- Requires utility extension outside of the planned urban service area.
- Area north of Geddes is intended for natural resource preservation, open space preservation, agriculture and low-density residential use.
- The density of development in the Township shall be highest within the Township’s designated Urban Service Area and within the hamlet of Dixboro, and then generally decline in density in the balance of the Township.
- Residential development shall be encouraged to locate away from the Township’s agricultural lands.
- New residential development shall be compatible in density and character with existing residences and neighborhoods in the immediate area.
- Urban housing shall not be located in areas of the Township where the existing or planned infrastructure is insufficient to support such development.

Questions for Planning Commission consideration:

1. Does the Planning Commission find that the development is consistent with the Master Plan?
2. Does the Planning Commission support the extension of the utilities north of Geddes?
 - a. If so, do you support the development at the proposed density, housing type, and layout as shown?

3. Does the Planning Commission support the development of the site on the south side of Geddes?
 - a. If so, do you support the development at the proposed density, housing type, and layout as shown?
4. Does the Planning Commission support some form of retail at the intersection of Leforge and Geddes?
 - a. If so, are there uses listed that the Planning Commission does not support? Drive-through? Convenience store? Urgent care?
 - b. If so, is a scale of 1 to 2-stories, maximum height of 35 feet appropriate?
5. Are there any site amenities that you find the development missing?
6. Is there any additional information you would like the applicant to provide?

I look forward to meeting with the Planning Commission to discuss my memo,

Sincerely,



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 Tsakoff, Township engineer



May 18, 2021

CHARTER TOWNSHIP OF SUPERIOR

3040 N. Prospect Road
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **Hawthorne Mill Area Plan
Review No. 1 (based on resubmittal)
OHM Job No. 0140-20-1030**

Dear Ms. Findley,

On behalf of the Township, we have provided our initial review of the resubmitted Area Plan materials as prepared by Atwell, LLC for the above referenced project, originally provided to the Township on March 1, 2021. We offer the following comments for Planning Commission consideration at the May Meeting regarding engineering items related to public utilities.

Sanitary Sewer System

1. In 2005 a Sanitary Sewer Metering Study was conducted on the Superior Township sanitary sewer system regarding a past inquiry for potential expansion of the sanitary sewer system north of Geddes Road. As part of this study, the remaining capacity within the Wiard-Clark Interceptor Sewer, (the Township's sewer interceptor outlet to the Ypsilanti Community Utilities Authority (YCUA) sanitary sewer system) was reviewed. This review indicated that this interceptor "may be approaching its design limit" and that the remaining capacity was "for future growth within this sanitary sewer district," which is the established Utilities District limits south of Geddes Road.
2. With potential development sites still present within the current Utilities District, it is anticipated that available capacity in the Wiard-Clark Rd Interceptor will be utilized by these future flows and there is a lack of available capacity for expansion of the sanitary sewer district north of Geddes Road. Additional flow monitoring and analysis along the interceptor would be required to make any further capacity determinations in the future, including the impact of current wet weather flow to the interceptor.
3. The Township is currently undertaking a capital improvement project to replace the Clark Road Pump Station utilizing the State's Clean Water State Revolving Fund (SRF) program. The Basis of Design Report for this replacement pump station provides estimated future flow capacity for the portion of this Area Plan submittal that is within the Utilities District is equivalent to 805 REUs (which are residential equivalency units). The 1,698 REUs included in this Area Plan submittal results in 893 REUs above the ultimate capacity of the replacement Clark Road Pump Station under construction.

Water System

4. The latest *Superior Township Water Reliability Study and General Plan* (April 2015) was based on the current Utilities District boundary (referred to in the study as the "water district") and did not include or account for development and extension of the water system north of Geddes Road. The projected water demands included in the study and utilized as the basis for its analyses and recommendations was the 2015



population within the water district (9,301 people) and projected future population in 5-years (9,967 people) and 20-years (11,138 people). The current submitted Area Plan anticipates population from the sites north of Geddes Road, i.e., outside of the water district of 3,347 people, which represent a 33.6% increase over the 5-year projection and a 30.1% increase over the 20-year projection (from the *Superior Township Water Reliability Study and General Plan*). This type of variance would trigger the need for an updated water system master plan and reliability study to re-evaluate future population growth within the Utilities District for shorter and longer-term planning purposes.

5. The water system modeling analysis of the Township's water distribution system included in *Superior Township Water Reliability Study and General Plan* notes that the lowest system pressures are seen at Geddes Road and Hunters Creek, and at LeForge Rd south of Geddes Rd as these two locations are at the highest elevations in the Utilities District. In review of the County's GIS information, we note that the ground elevations increase north of Geddes Road, including large portions of the sites north of Geddes Rd and west of LeForge Rd. In places, the elevations north of Geddes Rd are 30' to 40' higher than the highest elevations in the Utilities District.
6. Preliminary, high-level water system modeling of the Township's water system with water main extension north of Geddes Road and into the proposed sites on the current Area Plan on both sides of LeForge Rd was completed. This modeling predicts average day pressure on the west side of LeForge near 39 psi (pounds per square inch), maximum day pressure near 38 psi, and peak hour pressure of approximately 30 psi. Public water systems are required to provide a minimum of 35 psi throughout the entire system under all operating conditions. Based on this initial analysis, it appears that if the water district is expanded to include the entire proposed Area Plan, then improvements to the water system would be required to increase system pressure in higher demand scenarios, e.g., elevated storage.
7. Another factor in evaluating water distribution systems is fire flow provided by the system. The recommended fire flows included in the *Superior Township Water Reliability Study and General Plan* are 1,000 gpm (gallons per minute) for single-family residential zoning areas, 1,500 gpm for multi-family residential, 2,500 gpm for commercial, and 3,500 gpm for industrial. The results of the high-level modeling effort predicts that fire flows would range between 1400 – 1800 gpm with a 12" water main extension northward along LeForge Rd (north of Geddes Rd). Higher fire flows could be achieved by extending a larger water main along LeForge Rd north of Geddes Rd, although further modeling with various booster pump scenarios and impact to water quality with a larger dead end water main would be required to determine optimum system upgrades. Also, a larger water main extended outside the limits of the Utilities District would promote more speculation on further extension of the water system beyond this Area Plan layout. It should also be noted that portions of the Area Plan submittal north of Geddes Road include proposed multi-family and commercial uses which require fire flows on the higher end of the fire flow requirement spectrum.
8. It is likely that contract modifications would be necessary with YCUA to expand the Utilities District, accommodating larger average day, maximum day, and peak hour water system flows for the ultimate build out of a modified utility district (if expanded north of Geddes Road). Furthermore, YCUA currently provides distinct pressure setting requirements at the existing booster station on Clark Rd and LeForge Rd for winter and summer seasonal settings based on the hydraulics of the YCUA water system. We therefore cannot assume that the pressure set points at the booster station can simply be increased to accommodate higher peak hour pressures to the north. It is more likely that considerable Township water system improvements would be required along with approval from YCUA.



Conclusion

The Township's sanitary sewer collection and water distribution systems have been planned, studied, developed, and operated to service the current Utilities District south of Geddes Rd, consistent with the Township's Master Plan stated goals and policies. Expansion of the Utilities District to serve the entirety of development shown in this Area Plan, and potentially neighboring properties which will be under pressure to develop and utilize these expanded systems, is not currently feasible based on past studies and current level of analysis. If such an expansion of the Utilities District were to be contemplated, this would require further engineering study and analysis to update current water and sanitary sewer master plans.

Furthermore, based on past evaluations performed in the 2004/2005 timeframe for extension of sanitary sewer north of Geddes Rd, it was evident at that time that capacity issues would be a concern in the Township's Wiard Rd/Clark Rd Interceptor for a modified Utilities District. For the water system, it is evident through our initial review that further capital improvements to the water system would be necessary to alleviate peak hour pressure and fire flow concerns, as well as resolving contractual modifications with YCUA for any expansion of the water system north of Geddes Rd. These capital improvements would also result in considerable capital outlay.

We look forward to providing a summary of our report at the May Planning Commission Meeting. Please do not hesitate to contact me at (734) 466-4439 if you have any questions.

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, CWA, Twp Planner (via email)
John Ackerman, Atwell, LLC (via email)
file


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OFFICE OF
RICHARD MAYERNIK C.B.O.
BUILDING/ZONING OFFICIAL

TOWNSHIP HALL
3040 NORTH PROSPECT STREET
COR. PROSPECT & CHERRY HILL RDS.
YPSILANTI, MICHIGAN 48198
TELEPHONE: (734) 482-6099
FAX: (734) 482-3842

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

TO: Superior Township Planning Commission

FROM: Richard J. Mayernik 
Building/Zoning Official

RE: Hawthorne Mill Area Plan Public Hearing
STPC 20-06

DATE: August 10, 2021

I have inspected the above-referenced parcels and find they do conform with the Superior Township Zoning Ordinance for required signage for a public hearing.

E. KURATH

2203 HICKMAN ROAD
YPSILANTI, MICHIGAN
48198

7 August 2021

Superior Charter Township
3040 North Prospect Road
Ypsilanti, Michigan 48198

Re: Re-zoning requested for property North of Geddes Road
and West of Leforge Road, and also property South of Geddes
Road and East of Leforge Road

The Planned zoning status being requested could allow a large
amount of construction of various kinds.

Signs say the Township hearing is to be on 25 August 2021 at
7:30 P.M.

1. Sanitary sewer capacity: the available capacity was the
subject of a study by the engineering firm OHM "2005 Meter Study".
Since then more residential buildings have been added to the
sewer system, so available capacity would now be less.
2. Electric power supply: on some occasions there has been a
shortage in hot weather, when air conditioning would need it.
3. Storm water and runoff from snow melt: paved streets and other
construction can concentrate or increase the amount of runoff.
For the area North of Geddes Road and West of Leforge Road, part
of the area drains toward the southwest, to be discharged into the
ditch along Geddes Road and into the valley. WCRC (engineering)
estimated the amount and velocity in connection with development
considered before 2008. It was significant. Also there would be
runoff to the northeast. Apparently that would go toward
Hunter's Creek and the Snidecar Drain, and affected by development.
The heavy rain in late June this year is an example of what
could occur.
4. Road capacity: the river with its main valley, and the hills
and valleys and streams and drains are a practical difficulty.
In the 1960's and again in the 1980's, construction of a larger
capacity road was considered. Geddes Road is a winding hilly road
where it goes along past the north bend in the river. West of the
center of the township, a new large road would have to be north of
where Geddes Road is now and it would go through the middle of the
area north of Geddes Road and west of Leforge Road now being
considered for development. For practical reasons, those new road
proposals were discarded. M14 was built further away from the
river.

E. KURATH

2203 HICKMAN ROAD
YPSILANTI, MICHIGAN
48198

7 August 2021

5. Roundabout at Geddes and Superior Roads: according to WCRC (engineering) it would not be feasible to connect a road into the existing roundabout from the northeast, at 45° to the directions of the existing roads.

6. Soil types: the soil survey information for Washtenaw County (USDA) says that much of the subject property is Nappanese, which is a difficult type for construction of roads and other building. Superior Township has direct experience with existing subdivision streets. Streets built on Nappanese had more trouble than other places. From the soil survey, other places are St. Clair soil, which is also difficult.

7. Taxation: a while ago I inquired into taxation in various places in Michigan. Rural places had the lowest millages. Development increases the tax base, but expenses increase to a greater degree.

E. Kurath

Traffic 7/31 - 1826398
7/21 - 1875212

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>\$3,650,000.00</i>	<i>\$0.00</i>	<i>1</i>
Com/Multi-Family Renovations	<i>\$1,414,265.00</i>	<i>\$5,846.00</i>	<i>2</i>
Com-Other Non-Building	<i>\$125,000.00</i>	<i>\$400.00</i>	<i>2</i>
Electrical	<i>\$0.00</i>	<i>\$37,515.00</i>	<i>230</i>
Mechanical	<i>\$0.00</i>	<i>\$45,137.00</i>	<i>351</i>
Plumbing	<i>\$0.00</i>	<i>\$30,487.00</i>	<i>179</i>
Res-Additions (Inc. Garages)	<i>\$1,732,600.00</i>	<i>\$8,673.00</i>	<i>16</i>
Res-Manufactured/Modular	<i>\$30,000.00</i>	<i>\$450.00</i>	<i>3</i>
Res-New Building	<i>\$15,266,990.00</i>	<i>\$100,818.00</i>	<i>51</i>
Res-Other Building	<i>\$500,300.00</i>	<i>\$4,380.00</i>	<i>40</i>
Res-Other Non-Building	<i>\$592,445.00</i>	<i>\$2,450.00</i>	<i>23</i>
Res-Renovations	<i>\$1,226,899.00</i>	<i>\$6,099.00</i>	<i>21</i>
Totals	<i>\$24,538,499.00</i>	<i>\$242,255.00</i>	<i>919</i>

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
MONTH-END REPORT
July 2021

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family New Building	<i>\$3,650,000.00</i>	<i>\$0.00</i>	<i>1</i>
Com-Other Non-Building	<i>\$75,000.00</i>	<i>\$200.00</i>	<i>1</i>
Electrical	<i>\$0.00</i>	<i>\$5,158.00</i>	<i>34</i>
Mechanical	<i>\$0.00</i>	<i>\$5,555.00</i>	<i>49</i>
Plumbing	<i>\$0.00</i>	<i>\$5,264.00</i>	<i>28</i>
Res-Additions (Inc. Garages)	<i>\$849,000.00</i>	<i>\$3,250.00</i>	<i>1</i>
Res-New Building	<i>\$2,249,314.00</i>	<i>\$13,417.00</i>	<i>2</i>
Res-Other Building	<i>\$82,500.00</i>	<i>\$1,050.00</i>	<i>10</i>
Res-Other Non-Building	<i>\$126,007.00</i>	<i>\$550.00</i>	<i>5</i>
Res-Renovations	<i>\$20,400.00</i>	<i>\$295.00</i>	<i>1</i>
Totals	<i>\$7,052,221.00</i>	<i>\$34,739.00</i>	<i>132</i>

Zoning Report

August 19, 2021

Master Plan Update- The Master Plan Steering Committee has held two meetings to date. The first meeting was by Zoom and our consultants presented an overview of the process, discussed community engagement strategies and reviewed the next steps in the Master Plan update process. The second meeting (August 12th) was in-person and focused on Chapters 4 and 6 of the current plan. Issues and sub-issues identified in the current plan were reviewed for relevance and community engagement and stakeholders were topics of discussion. The next committee meeting is scheduled for September 23rd.

Prospect Pointe West- Officials and staff met with representatives of Lombardo Homes on August 18th to discuss the status of the Prospect Pointe West project. Revisions to the Plat are expected to be complete at the State shortly and Lombardo will work with the Township Assessing Department relating to boundary adjustments/divisions necessary for two short roadway stubs. Lombardo's representatives indicated they expected all the platting and road issues to be resolved by October and that they expect to bring forward a final site plan for the first phase of the project sometime late 2021 or early 2022. Prospect Pointe West is on the Planning Commission's August 25th agenda requesting an extension of the Preliminary Site Plan.

Prospect Pointe East- Construction in this development is winding down. Permits have been issued for all remaining lots and I would expect all construction to be complete within 6 months. This is great news as Prospect Pointe East was one of the developments that had come to a halt during the housing crash.

Fairway Glens (AKA "Golfside Village")- This is another development that had come to a halt during the housing crash. Century Complete has acquired all the vacant lots in Phase 1 and permits have been pulled for all lots. Construction is underway at all lots which has been quite a change for the current residents who were accustomed to a very quiet (albeit mostly vacant) neighborhood. I would expect construction of all the homes in Phase 1 to be complete in 8 to 12 months.

Woodside Village- Construction and sales in phase 1 has been steady. I would expect all Phase 1 homes to be complete within the next 3 to 6 months. Roadways and utilities

have been extended into portions of Phase 2 and as soon as a few housekeeping issues are resolved, 12 permits currently on hold, will be issued. The developer has indicated his intent to attempt to extend the roadways and utilities throughout the balance of Phase 2 before this winter.



Richard Mayernik

Building/Zoning Official

From: [John Ackerman](#)
To: [Laura Bennett](#)
Cc: [Jennifer Thomas \(jthomas@lombardocompanies.com\)](mailto:jthomas@lombardocompanies.com)
Subject: Prospect Pointe PSP approval extension request
Date: Wednesday, July 7, 2021 11:05:07 AM

Good morning Laura,

Please let this email serve as a formal request for an extension of the Preliminary Site Plan approval for Prospect Pointe West. The project received PSP approval from the Township Planning Commission on August 26, 2020. At that time, the client began coordination efforts with the Washtenaw County Road Commission and the existing Prospect Pointe development to vacate two small segments of public road connecting to Prospect Pointe West so that it could be developed using private roads. Because the existing Prospect Pointe subdivision is a platted development, the process is extensive but we now have WCRC board approval to proceed with the amended plat. Additionally, with COVID impacts ongoing, Lombardo was also cautious on proceeding with the final site plan phase of development. The project is still in Lombardo's plans for initial construction activity to commence in fall of 2022.

Please let us know if you need anything else from us at this time.

Thank you in advance,
John

John Ackerman

Team Leader – Land Development

ATWELL, LLC

248.447.2000 Tel

248.447.2018 Direct

248.943.0456 Cell

248.447.2001 Fax

Two Towne Square | Suite 700 | Southfield, MI 48076

www.atwell-group.com

Local Solutions | National Presence

External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Confidential Notice: This is a confidential communication. If you received in error, please notify the sender of the delivery error by replying to this message and then delete it from your system. Electronic Data: Since data stored on electronic media can deteriorate, be translated or

modified, Atwell, LLC will not be liable for the completeness, correctness or readability of the electronic data. The electronic data should be checked against the hard copy (paper, mylar, etc.). Hard copies are on file with Atwell and can be provided upon request.



Carlisle | Wortman
ASSOCIATES, INC.

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

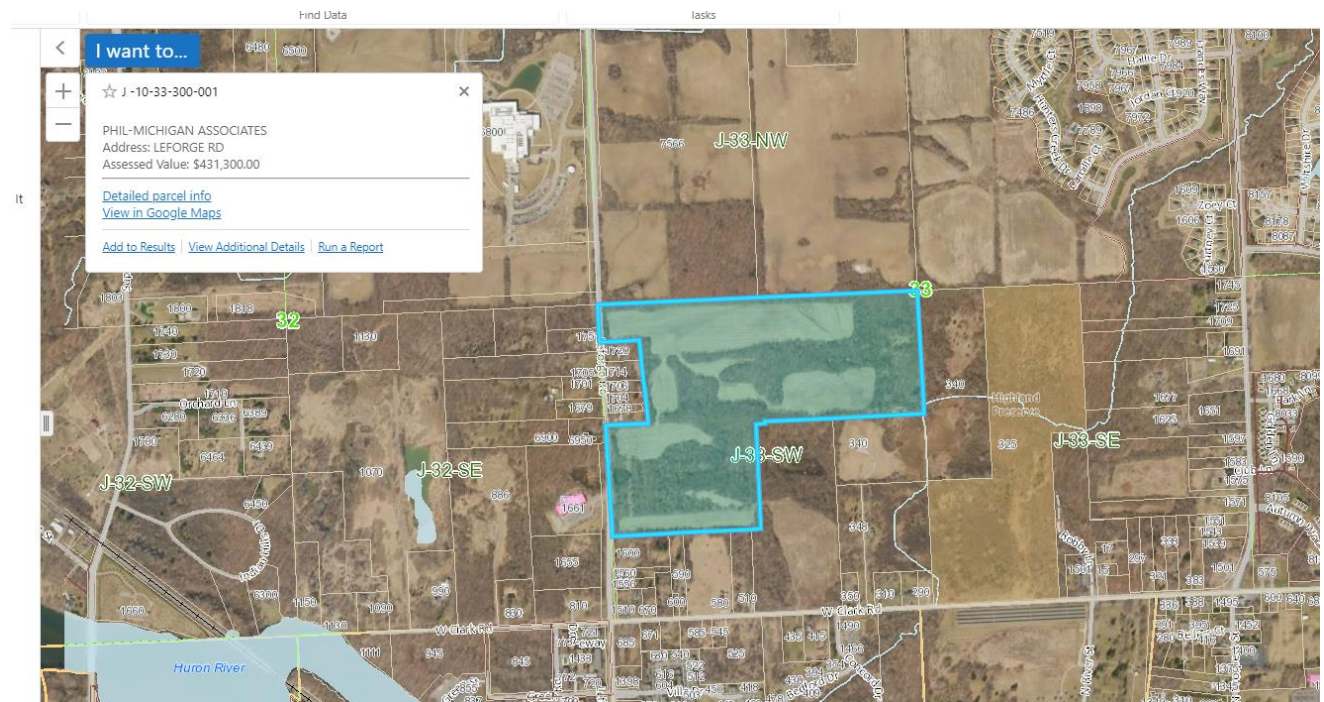
To: Superior Township Planning Commission

From: Ben Carlisle, AICP

Date: August 17, 2021

RE: Clover Group – Leforge

The applicant has submitted a concept plan to amend the approved area plan for a site located on Leforge, north of Clark. The approximate 82-acre site is currently vacant.



Richard K. Carlisle, *President* Douglas J. Lewan, *Executive Vice President*
John L. Enos, *Principal* David Scurto, *Principal* Benjamin R. Carlisle, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal*
Laura K. Kreps, *Associate* Paul Montagno, *Associate*

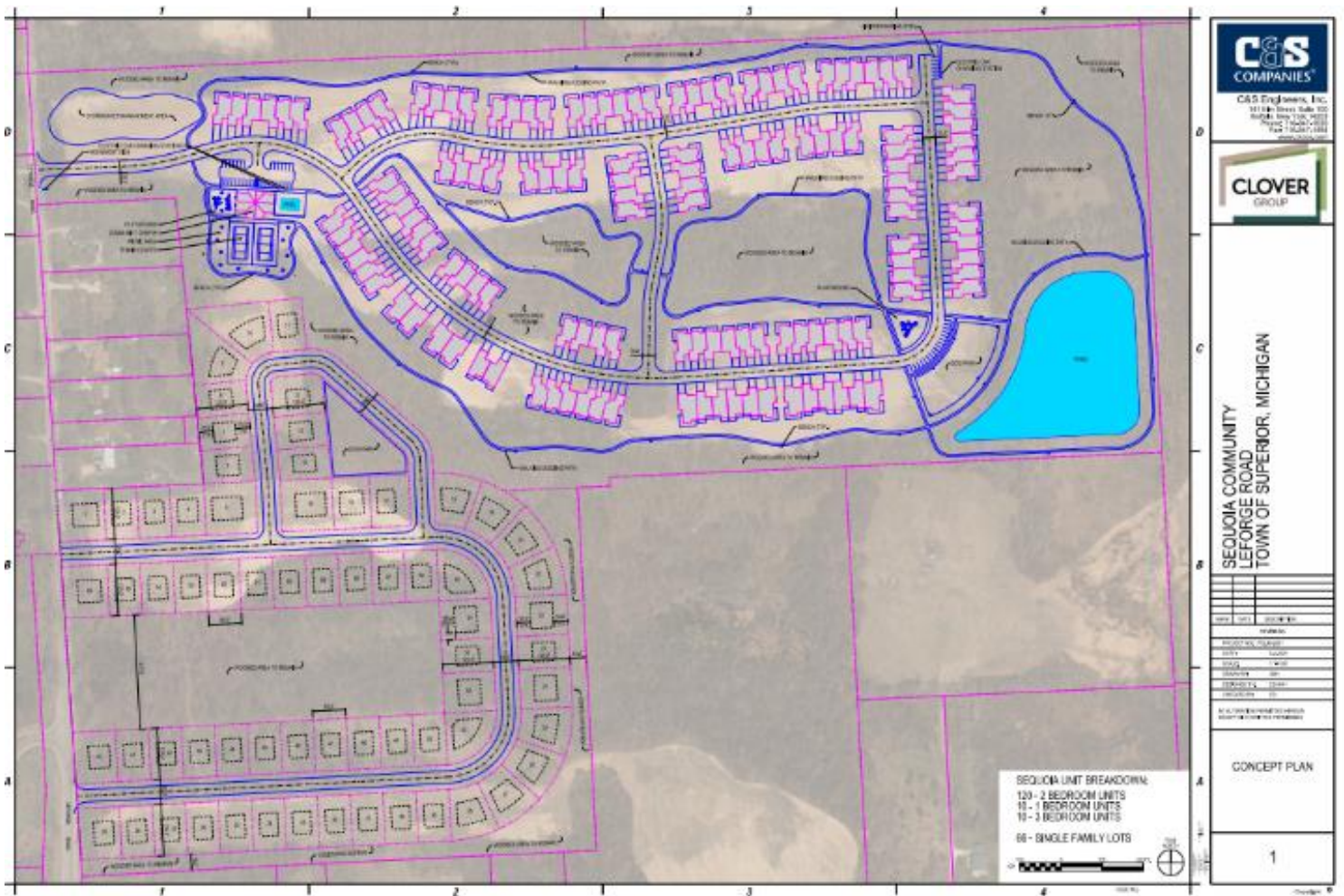
Development Summary

The applicant proposes the following:

- 120 2-bedroom units
- 10 1-bedroom units
- 10 3-bedroom units
- 66 single-family lots

Total: 206 units = 2.5 units per acre (gross).

Site amenities include a pool, community center, picnic area, electric car charging station, tennis courts, two playgrounds, walking/jogging paths, dog park, and woodland preservation. The applicant has not indicated if the multiple family portion of the development is for rent or sale. The amount of open space preserved as not been indicated.



Approved Area Plan

The Area Plan for the site was approved in 2006. The approved area plan included 220 single-family lots, totaling 2.67 units per acre (gross). Site amenities included woodland preservation.



Master Plan

The site is located in the Geddes Road Urban Sub-Area. The Geddes Road area contains a significant portion of the Township population and includes a mix of single-family, multi-family, manufactured housing, and a couple of small commercial areas. Existing dwelling unit densities in some locations within the designated Urban Service Area range up to eight dwelling units per acre.

A large amount of land remains to be developed in this designated Urban Service Area. East of Prospect and south of Geddes Roads, the undeveloped land will predominantly be used for residential development of new neighborhoods that are predominantly urban residential in character. A special effort will be made to ensure preservation of open space and significant natural features in this area as it is developed. The average density of new development in this area will be about four (4) dwelling units per acre.

Most of the undeveloped land is planned at a maximum density of approximately four dwelling units per acre to stay within available utility capacity, based on:

1. The amount of developable land in the Urban Service Area;
2. The size and capacity of utility infrastructure and the main sewer interceptor pipe; and
3. The anticipated flow rates and infiltration of groundwater into the system.

This subarea is important to the Township as it provides a variety of housing types in a range of densities with public sewer and water service. In addition the plan includes a number of items that is consistent with the master plan including provision of open space and protection of woodlands.

Questions for Planning Commission Consideration:

1. The most significant change to the proposed Area Plan is the change from all single-family residential to mostly multiple family. Does the Planning Commission find the proposed housing type conversion and the proposed layout to be consistent with the Master Plan?
2. Does the Planning Commission find that multiple family is appropriate for this location?
3. Are there other site amenities that should be considered for the development.
4. Is there additional information that the applicant should provide?

I look forward to meeting with the Planning Commission to discuss my memo.

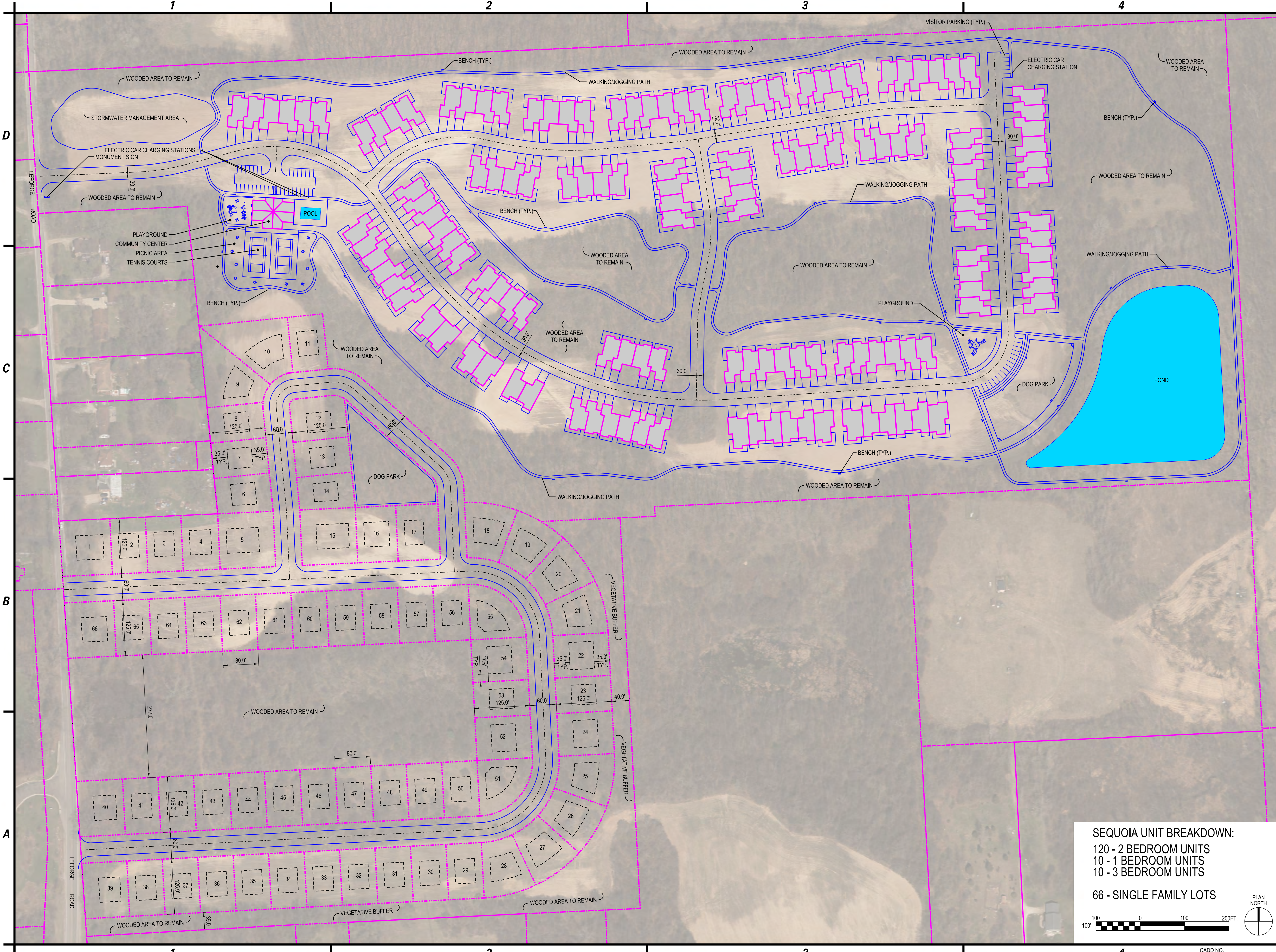
Sincerely,

Clover Group
August 17, 2021



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 Tsakoff, Township engineer



SEQUOIA UNIT BREAKDOWN:
 120 - 2 BEDROOM UNITS
 10 - 1 BEDROOM UNITS
 10 - 3 BEDROOM UNITS
 66 - SINGLE FAMILY LOTS

100' 0 100 200FT. PLAN NORTH

CADD NO.



C&S Engineers, Inc.
 141 Elm Street, Suite 100
 Buffalo, New York 14203
 Phone: 716-847-1630
 Fax: 716-847-1454
 www.cscos.com



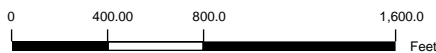
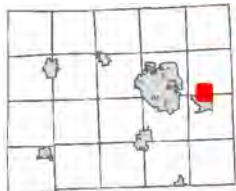
SEQUOIA COMMUNITY
 LEFORGE ROAD
 TOWN OF SUPERIOR, MICHIGAN

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO: F53.494.001		
DATE: 6-4-2021		
SCALE: 1" = 100'		
DRAWN BY: JMH		
DESIGNED BY: ED/JMH		
CHECKED BY: ED		

CONCEPT PLAN



LeForge Rd - Superior



1: 9,600

5/28/2021



NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.



▸ Sequoia Brand

The background features a large, abstract geometric shape on the right side, composed of several overlapping triangles in various shades of green, ranging from light lime to dark forest green. The shape is positioned against a white background.

Elevations and Exterior Finishes



ELEVATION 1
SCALE: 1" = 20'-0"



ELEVATION 2
SCALE: 1" = 20'-0"



ELEVATION 3
SCALE: 1" = 20'-0"



ELEVATION 4
SCALE: 1" = 20'-0"



ENLARGED ELEVATION - 1
SCALE: 1/8" = 1'-0"

- ASPHALT SHINGLE ROOF
- BOARD AND BATTEN
- METAL ROOF
- FIBER CEMENT LAP SIDING
- BRICK #1
- STONE
- FIBER CEMENT VERTICAL SIDING
- BRICK #2
- SHAKE S



ENLARGED ELEVATION - 2
SCALE: 1/8" = 1'-0"



ELEVATION - 3

• SHAKE SHINGLES

• FIBER CEMENT LAP SIDING

• ASPHALT SHINGLE ROOF

• METAL ROOF

• FIBER CEMENT BOARD AND BATTEN

• FIBER CEMENT VERTICAL SIDING



ELEVATION - 4

• RAILING TYPE 2

• METAL ROOF

• RAILING TYPE 1

• GARAGE DOOR TYPE 1

• RAILING TYPE 3

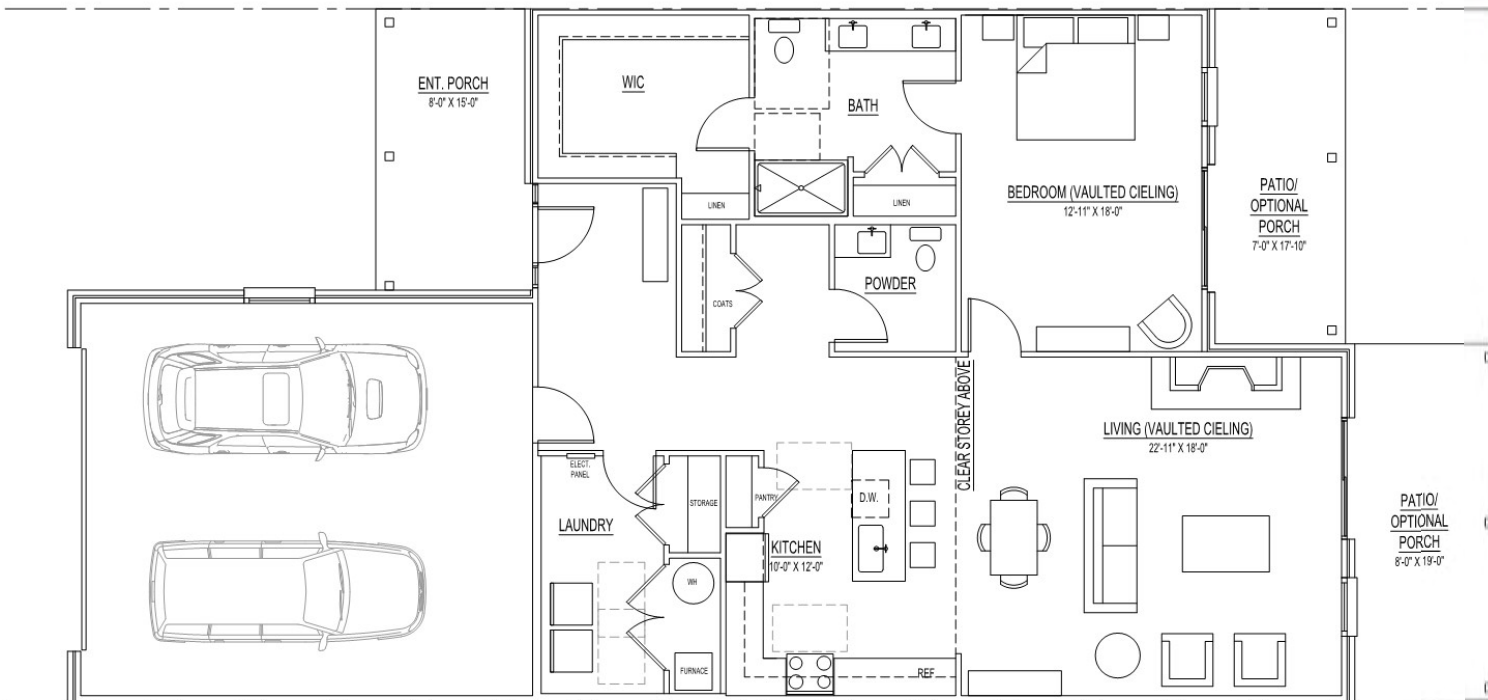
• GARAGE DOOR TYPE 2





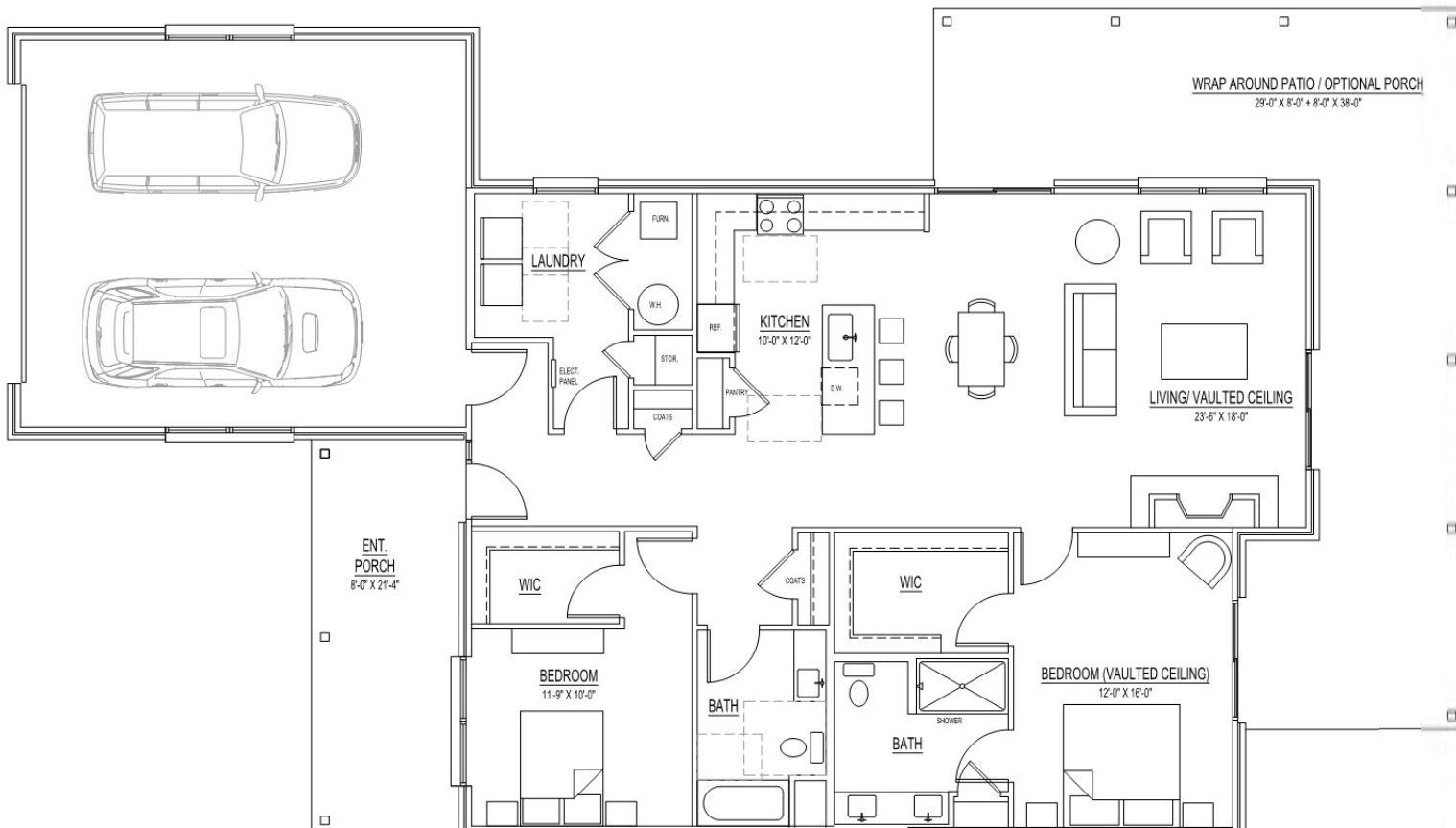
Floor Plans

The slide features a white background with abstract green geometric shapes. On the left, a solid green trapezoidal shape extends from the top edge. On the right, a complex arrangement of overlapping, semi-transparent green polygons in various shades (from light lime to dark forest green) creates a layered, architectural effect. The text 'Floor Plans' is centered in a bold, green, sans-serif font.

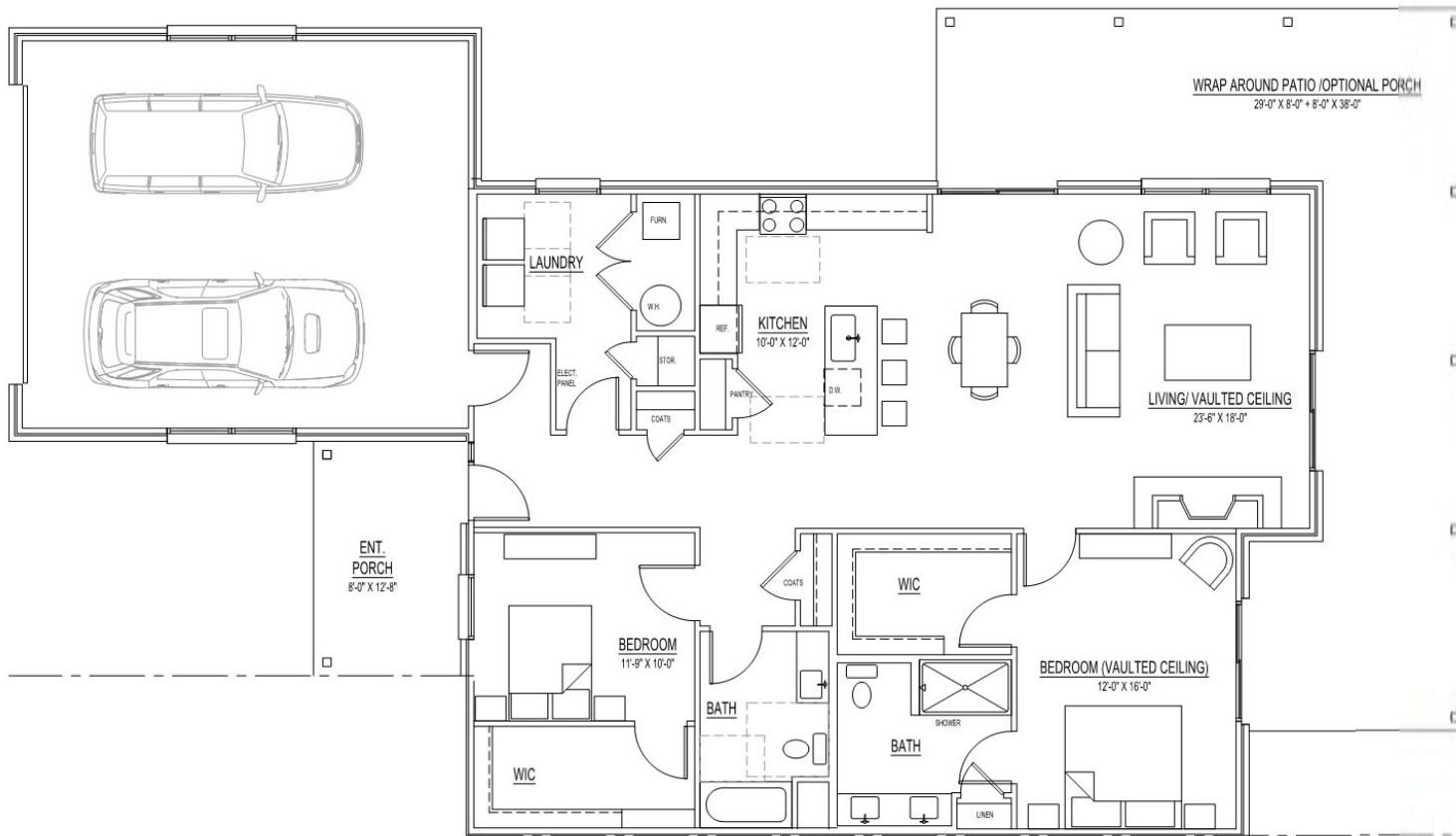


1 Bedroom - Unit 1BU-B

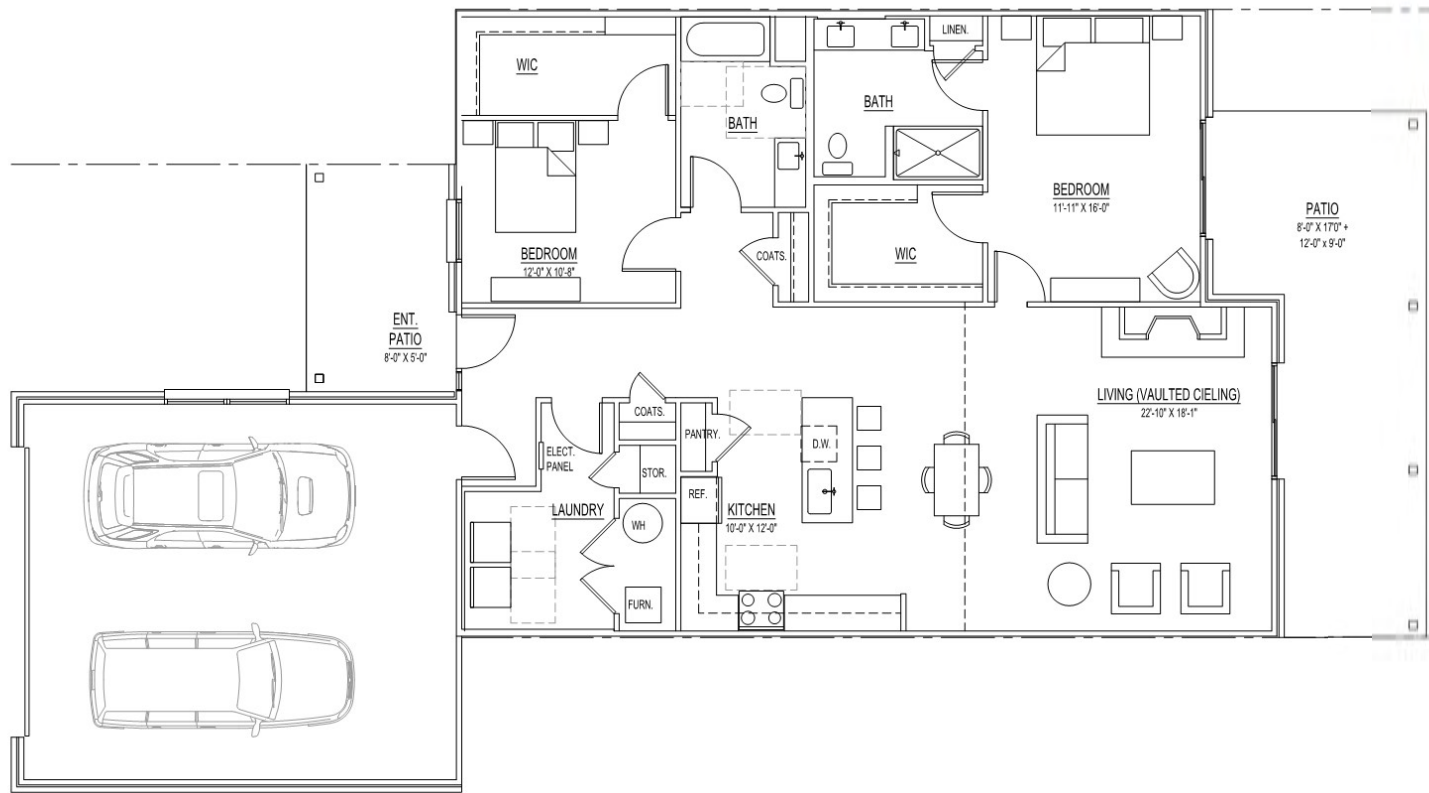
1,183 SF



2 Bedroom - Unit 2BU-A (End Unit)
1,422 SF

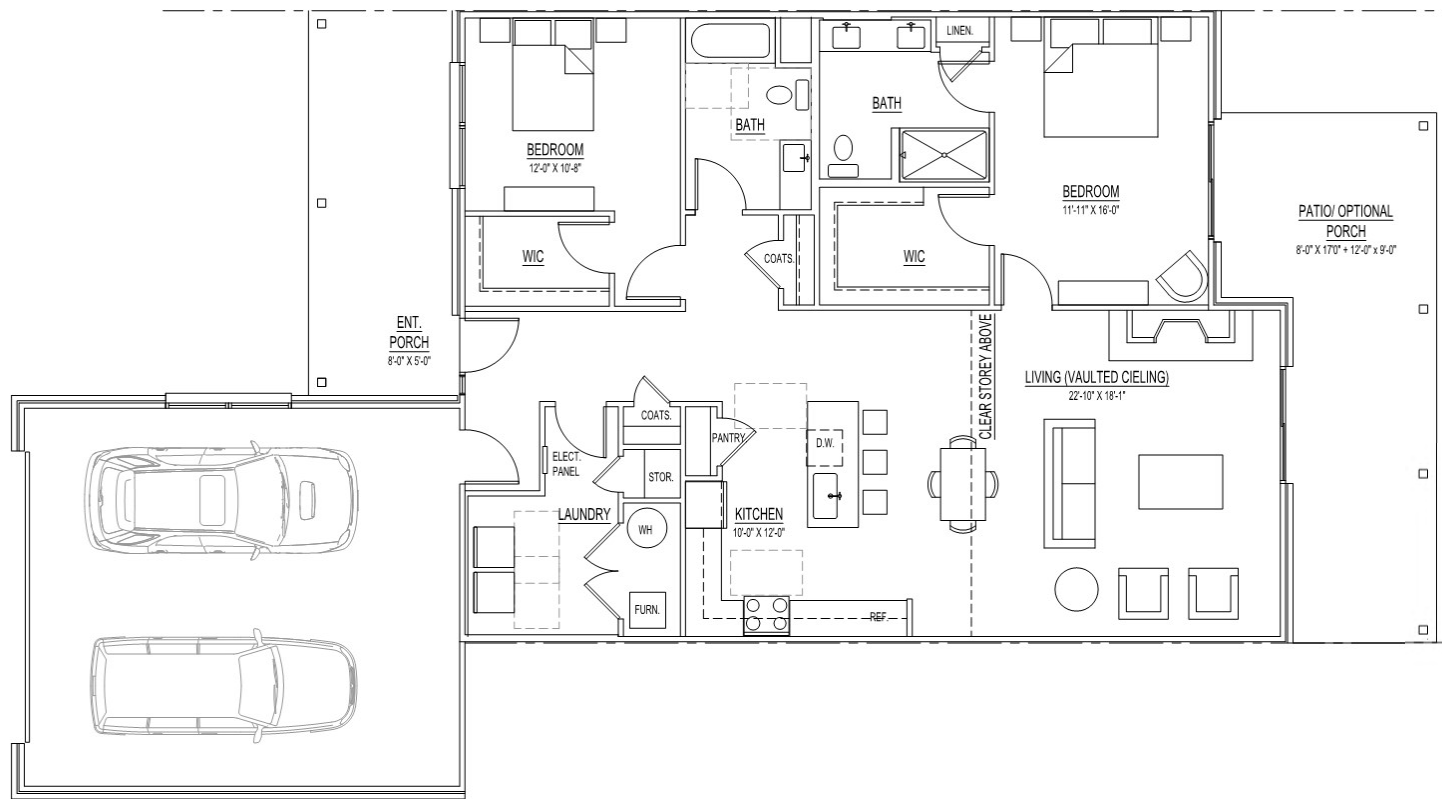


2 Bedroom - Unit 2BU-A (Adj to 2BU-B)
1,422 SF



2 Bedroom - Unit 2BU-B

1,422 SF



2 Bedroom - Unit 2BU-B (ALT)

1,422 SF



3 Bedroom - Unit 3BU-A End Unit 1,788 SF



Perspective Views and Finishes

SEQUOIA



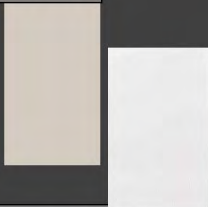
Unit 3BU-A Rendering



Sequoia



Wall Paint



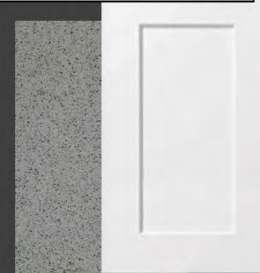
Trim & Cabinet Color

Accent Paint



LVP

Cabinet Color & Style



Quartz Countertops



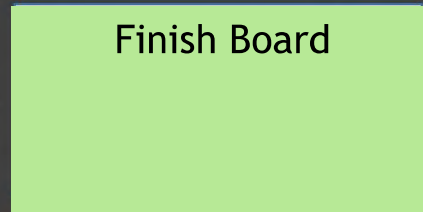
Cabinet Hardware

Foyer Light Fixture

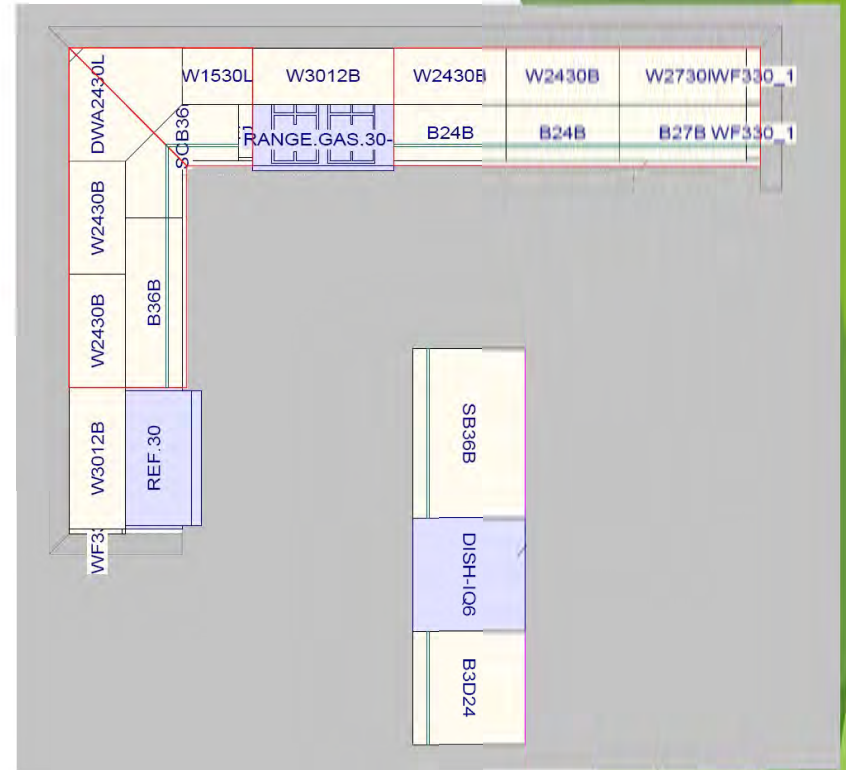
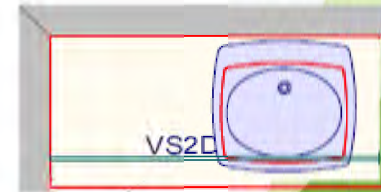
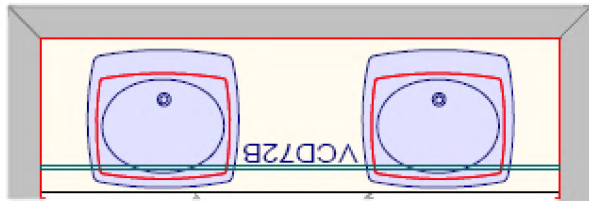
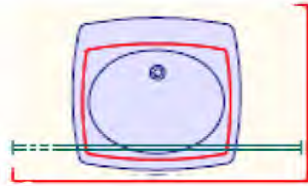


Bathroom Light Fixtures

Finish Board



Cabinetry/Millwork



Light Fixtures



Eastmont Collection



Tanis Collection



Moorgate Collection



Also available in
Antique White



Grand Bank Collection



Plumbing Fixtures and Toilet Accessories



Bathroom Towel Ring



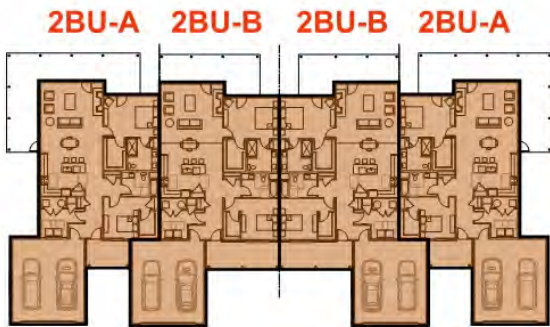
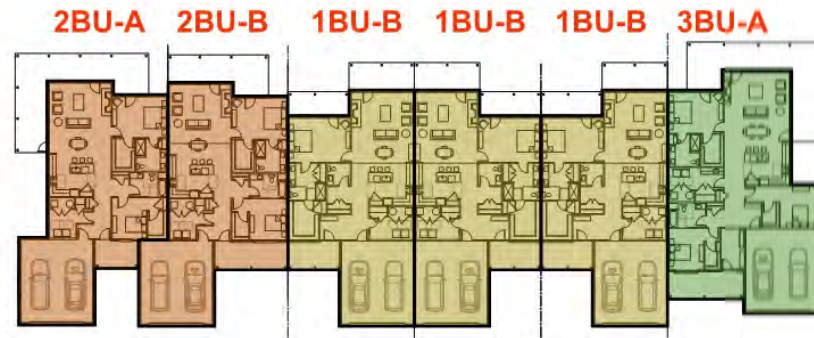
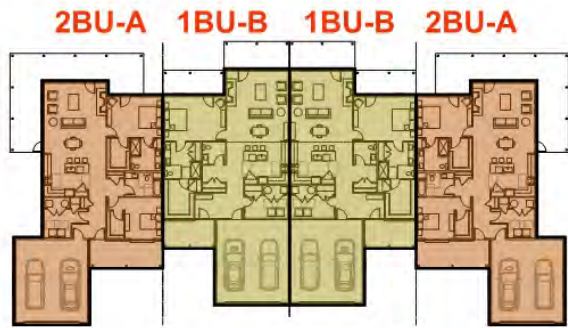
Bathroom Toilet Paper Holder




Bathroom Towel Bar

Closet Shelving

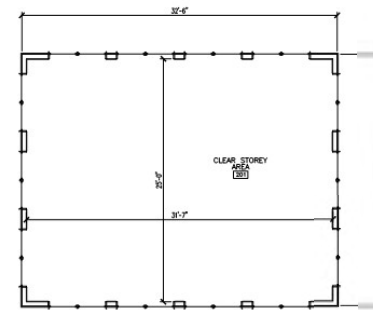
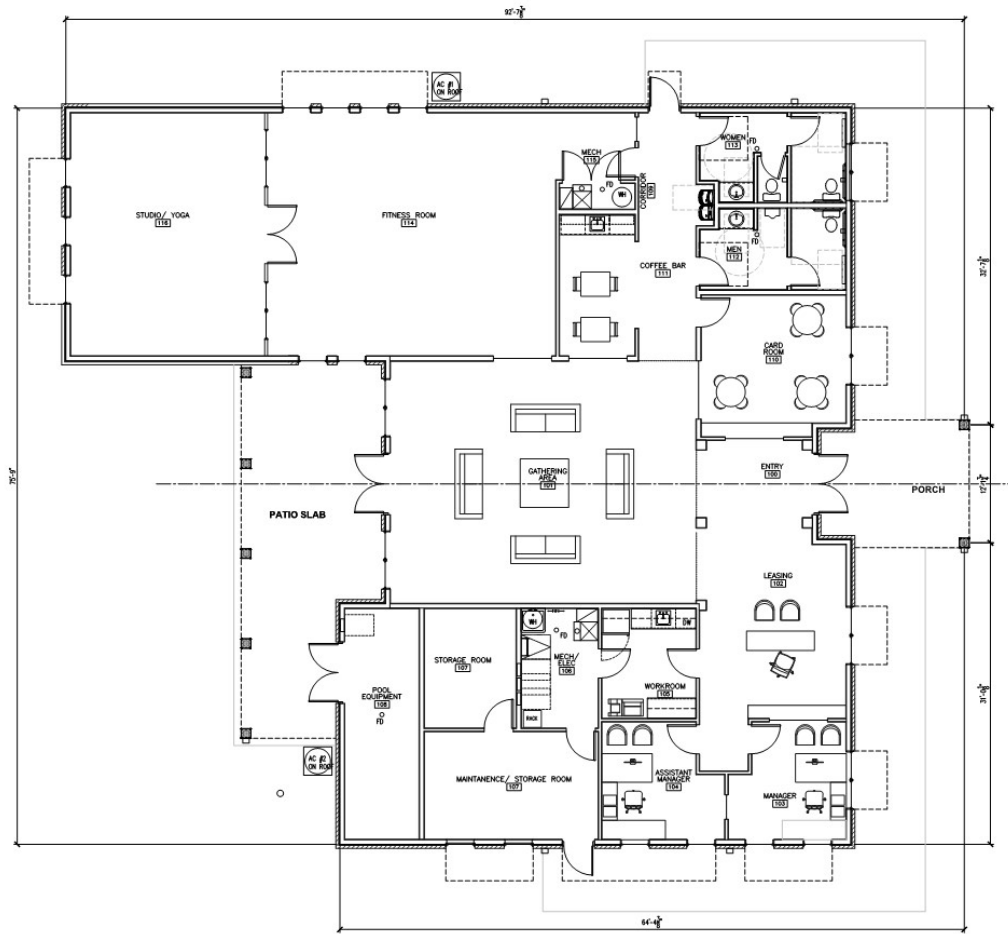




Potential Unit Groupings



Club House & Common Amenities



Club House Floor Plan 4,592 SF

Common Amenities

Pool area with deck

Outside entertainment area with grills and sitting areas

Playground

Dog Park

Walking path

Club house with fitness rooms

Neighborhood benches and bike racks

Decorative street lighting

Upgraded landscaping throughout

Upgraded monument sign



Carlisle | Wortman
ASSOCIATES, INC.

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

To: Superior Township Planning Commission

From: Ben Carlisle, AICP

Date: August 17, 2021

RE: Arbor Hills Animal Clinic

The applicant has submitted a conditional use application for a proposed animal clinic at 5347 Plymouth Road. The applicant proposes to maintain and convert the existing structure to the animal clinic. The site is zoned VC, Village Center District. Animal Clinic is a Conditional Use in the VC District and subject to Section 5.110. The site is adjacent to the yoga practice center, and across Plymouth Road from the Boro Restaurant and the Landau Building. The building has been used as a single-family home, an in-home daycare facility, and a wedding venue.



According to the information provided by the applicant, Arbor Hills Animal Clinic has been in operation for more than 35 years. They serve both “companion” animals (cats and dogs), “small furry animals” (hamsters, gerbils, guinea pigs), and small farm animals (sheep, goats, and miniature horses). Hours of operation would be Monday through Friday from 8 a.m to 6 p.m, and Saturday from 8 a.m to 1 p.m. There is no boarding of overnight animals.

Richard K. Carlisle, *President* Douglas J. Lewan, *Executive Vice President*
John L. Enos, *Principal* David Scurto, *Principal* Benjamin R. Carlisle, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal*
Laura K. Kreps, *Associate* Paul Montagno, *Associate*

A site plan is required as part of a conditional use application. However, prior to submitting a site plan the applicant is seeking input from the Planning Commission if the use of this site as an animal clinic would be suitable.

Master Plan

The site is located with the Village Center subarea of the Dixboro Master Plan:

Village Center – The area designated as the village center along Plymouth Road should be gradually converted to a mixed-use area, with a village scale and character. The village center should be limited to lots that front onto Plymouth Road. Uses permitted in the village center should be compatible with residential-type structures and a neighboring residential environment.

Uses such as tea and dining rooms, craft shops and studios, bed and breakfast inns, gift shops, antique shops, and small professional offices are considered appropriate in this area, provided maximum sizes are established to ensure a residential scale. Drive-through operations should not be permitted. Single-family dwellings should be permitted in the area.

Existing residential structures should be retained, but may be converted to the types of non-residential uses listed above. New buildings should be compatible in scale with the existing residential structures, and should have rooflines and architectural proportions and details that reflect existing houses. Exterior finish materials should be the same as commonly used on single-family dwellings; commercial-appearing materials, such as metal or glass curtain walls and concrete blocks, should not be used in this area. Building height should be limited to two floors and 30 feet.

The setting for buildings should be spacious, with setbacks and spacing between buildings to reflect the existing residential situation along Plymouth Road, west of Church Street. Parking for non-residential uses should not be permitted in front of buildings, and parking lots should be small, so that they will not dominate the appearance and character of sites. Existing non-residential structures should be remodeled to meet these standards, to the extent feasible. Exterior lighting should be compatible with a residential atmosphere. Residential-type fixtures, not more than 20 feet high and down shielded, should be used.

-Page 9-8 and 9-9

As noted in the Master Plan, the Village Center subarea notes a goal to gradually convert to a mixed-use area. Existing residential structures should be retained but may be converted to the non-residential uses. Though animal clinic is not a listed use, it could be considered consistent with the listed use of a small professional office.

Section 5.110

Veterinary Clinics and Hospitals are subject to the following regulations:

1. *All activities shall be conducted within a completely enclosed building, except that an outdoor exercise area shall be permitted, subject to the following:*
 - a. *Such areas shall be enclosed by a six (6) foot high safety fence.*
 - b. *Such exercise areas shall not be located in any required yard setback areas, and shall be set back a minimum of 50 feet from road rights-of-way, side and rear lot boundaries, and any watercourse.*
 - c. *Such areas shall be screened in accordance with Section 14.10D (Methods of Screening).*
2. *The facility shall be so constructed and maintained that odors, dust, noise, exterior lighting, and drainage shall not constitute a nuisance or hazard to adjoining lots and uses.*
3. *Keeping of animals for overnight care shall be limited to the interior of the principal building. Treatment of non-domesticated animals shall be permitted.*
4. *Operation shall include proper control of animal waste, odor, and noise.*
5. *A site plan, drawn to scale, showing all intended site uses, shall be submitted for review and approval per Article 10.0 (Site Plan Review).*

A detailed site plan has not been submitted in order for us to confirm if these standards have been met. As noted, if this application moves forward a detailed site plan will need to be submitted.

Additional Considerations

The applicant is requesting permission to have small farm animals (miniature horses, goats, etc) live on the property. These animals would be cared for by veterinary staff and be allowed to interact with clients. If this is permitted, additional site improvements such as pens and additional storage would be necessary and reviewed as part of the site plan.

Questions for Planning Commission Consideration:

1. Does the Planning Commission find that the conversion of this building to an animal clinic consistent with the Master Plan?
2. Is an animal clinic appropriate for the area?
3. Should the applicant be permitted to have small farm animals live on the property?
4. Is there additional information that the applicant should provide?

Arbor Hills Animal Clinic
August 17, 2021

I look forward to meeting with the Planning Commission to discuss my memo.

Sincerely,



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 Tsakoff, Township engineer



August 5, 2021

CHARTER TOWNSHIP OF SUPERIOR

3040 N. Prospect Road
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **Arbor Hills Animal Clinic
Conditional Use Permit Application - Review No. 1
OHM Job No. 0140-21-0100**

Dear Ms. Findley,

On behalf of the Township, we have reviewed the conditional use permit application for the above referenced project, as submitted to the Township on July 28, 2021. We offer the following comments to be addressed in the future by the Applicant as part of a site plan submittal associated with this conditional use permit application:

Parking

1. The site plan should include dimensions of the vehicle access point from the parking lot to Plymouth Road and dimensions of the parking spaces and drive aisle(s).
2. The site plan should indicate the pavement markings and traffic control signage for the parking lot, as well as drainage patterns and typical cross-section for the paved parking with surface, base, and sub-base materials.
3. The site plan should indicate the location and surface type for sidewalks/pedestrian pathways from the parking lot to the building.

Utilities, Stormwater Management and Grading

4. The site plan should include the general layout of the existing well/water supply, septic system, and any existing on-site stormwater management facilities.
5. If there are any intended areas of filling or cutting from the existing ground elevations, these areas should be indicated on the site plan.
6. A grading plan with existing and proposed topography at a minimum of two (2) foot contour levels, stormwater runoff drainage patterns, and a general description of grades within 100 feet of the site should be included with the site plan set.

Permits and Other Agency Approvals

7. Approval and permit from the Washtenaw County Road Commission (WCRC) is required for the paving of the access drive at Plymouth Road within the public ROW.
8. Stormwater review and approval from the Washtenaw County Water Resources Commissioner's Office (WCWRC) is required for the new impervious area resulting from the paving of the parking lot.
9. Review and determination from the WCWRC regarding soil erosion controls and whether a Commercial Waiver can be granted for this site, or if a Soil Erosion & Sedimentation Control permit will be required.



Conclusion

If the conditional use permit application moves forward, the Applicant should submit site plan drawings addressing the above-mentioned items to the Township for review.

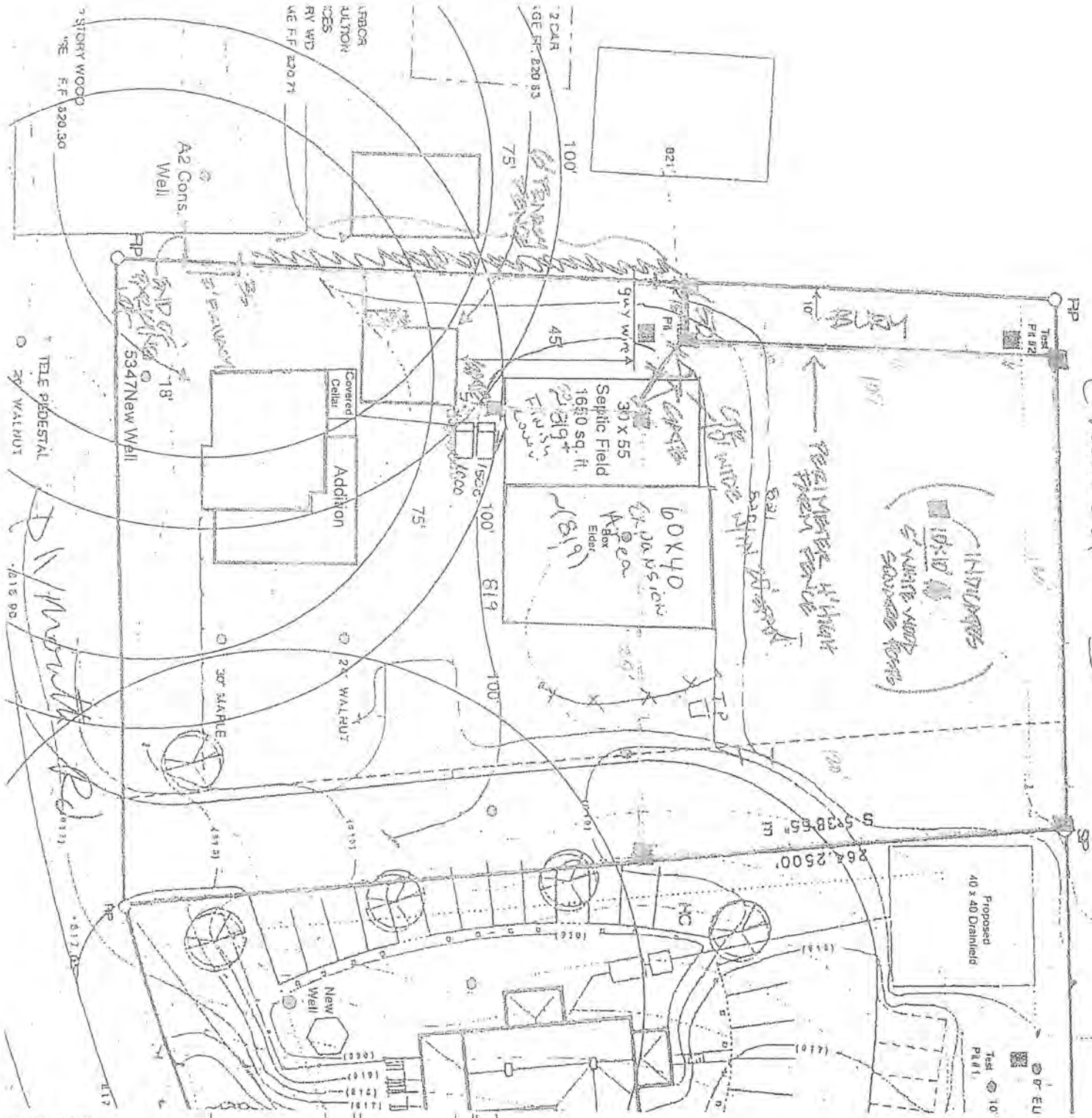
Please do not hesitate to contact me at (734) 466-4439 or Cresson Slotten at (734) 466-4585 if you have any questions or concerns regarding this review.

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, CWA, Twp Planner (via email)
file

1815015 1st TO 2nd WALNUT ST



PLAN APPROVED

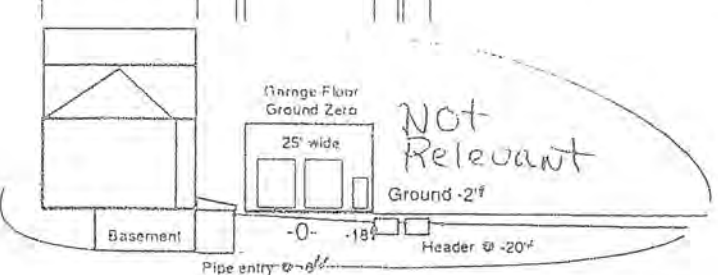
Permit No. 96-02498

Washtenaw County Health Department

This plan has been approved this 3 day of June, 1996 at 11:00 AM

changes will be made without written approval.

[Signature]

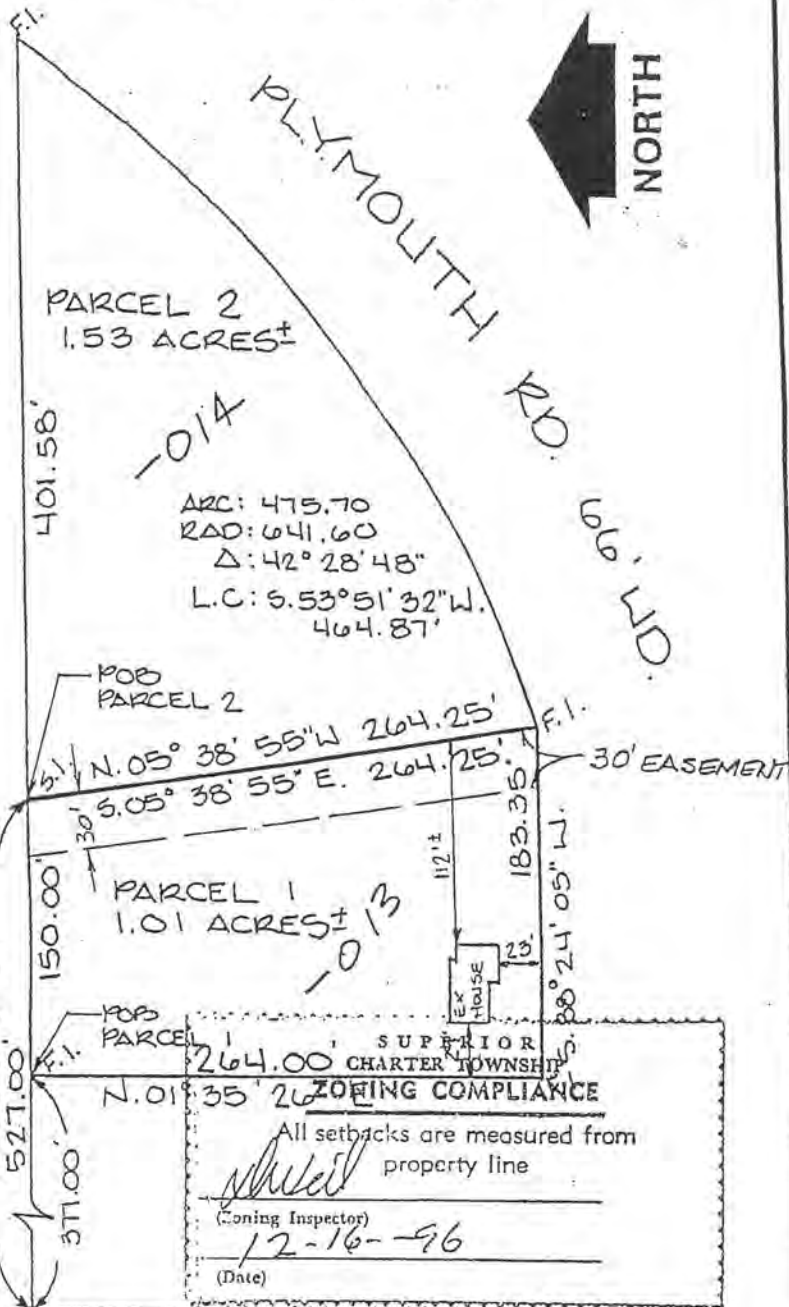


Not Relevant

Septic Plot Plan & Elevations	NA
5347 Plymouth Rd	Scale
Michigan Governmental Transactions Act	11 - AM

CERTIFICATE OF SURVEY

CHURCH ST. 66' W.D.



LEGEND
 R.: RECORD
 M.: MEASURE
 C.: CALCULATED
 S.I.: SET IRON
 F.I.: FOUND IRON
 C.M.F.: CONCRETE
 MONUMENT FOUND

J10-18-155(-012)

B/1/96 ADD EASEMENT

SURVEYOR'S CERTIFICATE
 I hereby certify that I have surveyed and mapped the land above platted and/or described on 4/3/95 and that the ratio of closure on the unadjusted field observations of such survey was less than 1/5000 and that all requirements of P.A. 132 of 1970 have been complied with.

Greg L. Ash
 GREG L. ASH, P.L.S. #28400

GLA SURVEYOR

40500 E. ANN ARBOR RD.
 SUITE 101LL
 PLYMOUTH, MI 48170
 PHONE: (313) 416-9650
 FAX: (313) 416-9657

CLIENT:
 Rueter & Associates
 515 Fifth Street
 Ann Arbor, MI 48103


DATE: 8-2-96
 JOB NO. 598-001

SCALE: 1"=80'


SHEET 1 OF 2

This letter is to verify that the owners of the property located at 5347 Plymouth Road (Karla N. Groesbeck & Paula M. Weber) are aware that Mark & Kristin Wilson, DBA Arbor Hills Animal Clinic PLLC, are engaging with Superior Township seeking approval of a Conditional Use Application for their business. This process is being done, concurrent to the purchase of said property, by Mark and Kristin Wilson, DBA Arbor Hills Animal Clinic PLLC.

We are aware and authorize Mark & Kristin Wilson, DBA Arbor Hills Animal Clinic PLLC, to begin the process of seeking Conditional Approval for Veterinary Use on the property located at 5347 Plymouth Road in Ann Arbor, MI (Superior Twp., Dixboro). This process is happening, concurrent to the sale of the property, to assure approval of the rezoning of the property by the Township Board.


Karla N. Groesbeck

7/19/2021
Date


Paula M. Weber

7.19.2021
Date

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1993, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM SUPERIOR CHARTER TOWNSHIP ASSESSING DEPARTMENT 3040 N. PROSPECT RD. YPSILANTI, MI 48198	PARCEL IDENTIFICATION PARCEL CODE NUMBER: J-10-18-155-013 PROPERTY ADDRESS: 5347 PLYMOUTH-ANN ARBOR RD ANN ARBOR, MI 48105
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NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL: GROESBECK KARLA N & WEBER PAULA M PO BOX 130622 ANN ARBOR MI 48113-0622	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": 100.00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 (RESIDENTIAL-IMPROVED)

PRIOR YEAR'S CLASSIFICATION: 401 (RESIDENTIAL-IMPROVED)

The change in taxable value will increase/decrease your tax bill for this year by approximately: \$0	PRIOR AMOUNT YEAR: 2021		CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	136,936		0
2. ASSESSED VALUE:	220,000		
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	220,000		
5. There WAS/WAS NOT a transfer of ownership on this property in 2021 . WAS NOT			

The 2021 Inflation rate Multiplier is: 1.014

Legal Description: ASSR REQUEST *****FROM 1018155012 12/18/96TRF 04/09/96 PTA 04/09/96 SU 18-12A-1 PCL " 1 " COM AT NE COR OF LOT 5 NE SEC VILLAGE OF DIXBORO, TH N 88-24-05 E 377.00 FT TO POB, TH CONT N 88-24-05 E 150.00 FT, TH S 05-38-55 E 264.25 FT, TH S 88-24-05 W 183.35 FT, TH N 01-35-26 E 264.00 FT TO POB. PT OF NE 1/4 SEC 18, T2S-R7E, 1.01 AC

Arbor Hills Animal Clinic has been a staple of the Ann Arbor Community for over 36 years. We have served the community of Northern Ann Arbor, Dixboro, and the surrounding areas throughout this time.

Over the past 18 months, during the global pandemic, 11.2 million people have become new pet owners. This has had a profound impact on the veterinary industry. All of these new pets, and pet owners, have needed somewhere to get the health of their pet maintained. Arbor Hills has continued to provide services to our community but has outgrown our current facility. For that reason, we have excitedly entered into a purchase agreement for the property located at 5347 Plymouth Road in Dixboro.

About Arbor Hills

Arbor Hills Animal Clinic has been in business for more than 35 years, and continues to be a family run business. Dr. Wilson, Dr. Lownsbery, and Dr. Filipiak provide clients and their pets with the highest quality veterinary care imaginable. Dr. Wilson's husband, Mark, functions as the practice manager to ensure that everything that the doctors' and their staff need is available within the clinic.

Arbor Hills Animal Clinic's mission is to provide personalized, high-quality care for beloved pets. We provide preventative services, wellness checks, general surgery, dentistry and general medicine. We have created a practice that we believe in and choose for our own family pets. We are a full-service family practice of dedicated, experienced veterinarians who believe in working with our clients to maintain and improve the health of their pets. Our staff believe in providing comprehensive health care services to our patients in a friendly, relaxed atmosphere. We also believe in educating our clients, as we work with their pets, to achieve the best possible outcome for their pets.

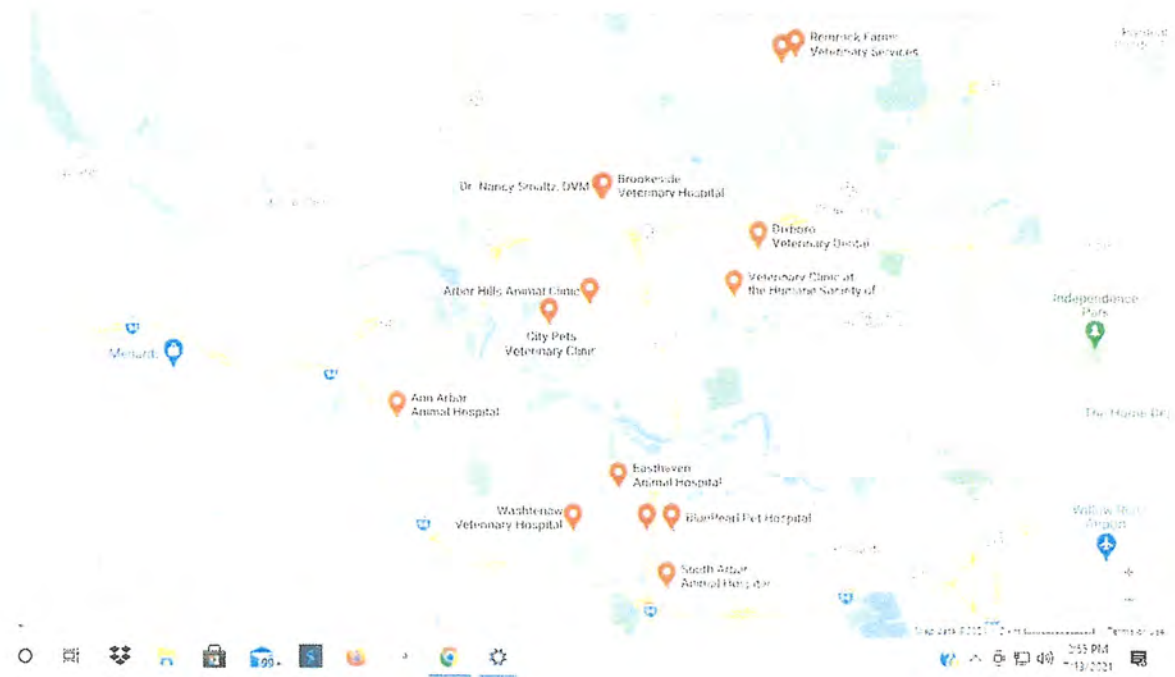
Arbor Hills Animal Clinic provides veterinary care for both companion animals (cats and dogs), small furry pets (hamsters, gerbils, guinea pigs) and farm animals which can be brought to the clinic (sheep, goats, miniature horses).

Arbor Hills Animal Clinic does not provide any boarding services and does not keep animals overnight at our facility.

Proposed Use

Arbor Hills Animal Clinic would like to relocate our practice to the Dixboro community. Arbor Hills Animal Clinic would continue to be a full-service veterinary facility. Within the clinic, we provide the following out-patient services: wellness services, surgical services, dental care, nutritional counseling, pharmaceutical services, as well as hospice and euthanasia services.

Dixboro currently does not have a facility that provides general veterinary care to the community. While the Dixboro Veterinary Dental Clinic does provide special services for complex dental cases, no general medicine is practiced within that facility. The nearest animal hospitals to the Dixboro community are the Humane Society of Washtenaw County, our Current Practice located at Plymouth and Nixon in Ann Arbor and Remrock Farms Veterinary Services in Plymouth. Below is a map showing the closest animal clinics to this proposed location:



Our current clientele comes from across the Ann Arbor Community. On the diagram below, you will see two red circles. The circle on the left is a 5 mile radius drawn around our current practice. The circle on the right shows a 5 mile radius drawn around 5347 Plymouth Road. Each yellow dot represents a client at our practice. As you can see, many of our clients fall within a five mile radius of this new location making this a superb location for the practice.



The clinic would include 4-5 examination rooms, a surgical and dental suite, an x-ray facility, a treatment area and a state of the art lab for processing samples. The clinic would use both buildings that currently occupy this property.

Interior Modifications

There are several areas of the main floor of the original home that reflect the architecture of the 1870's, when this portion of the home was originally built. It is our intention to leave these areas, as is, and use these existing spaces as our waiting area and examination rooms. Our desire is to preserve the historic charm of these areas.

The modifications to the main floor would include:

1. Pedestrian access improvements including ADA compliant entry to the facility, creation of an ADA compliant bathroom, and assuring all door openings meet ADA standards.
2. Vehicular Access and Circulation Improvements including paved parking to be located on the east side of the practice to provide adequate parking for both employees and clients,
3. Exterior Lighting Improvements including directional parking lot lighting, landscape lighting, and directional signage lighting on the property.

Areas of the main floor that do not contain the historic architecture would be modified to create treatment space, laboratory space, and hospitalization spaces.

In terms of mechanical upgrades, we will be looking to add central air conditioning to this facility. No other major mechanical upgrades are planned, at this time, but the inspection of the site on 7/23/2021 may surface additional concerns in this area.

Exterior Modifications

The following are the planned exterior improvements:

1. Creation of a solid surface parking area and driveway to allow for adequate staff and client parking at the facility. The driveway and parking are planned for the East side of the property when the existing gravel driveway currently exists.
2. Freshening up of the paint on the exterior of both buildings.
3. Creation of an enclosed walk-way to connect the two buildings on this property.
4. Replace missing sections of exterior fencing to clean up the perimeter of the property.
5. Handicapped ramp access erected at the building.
6. A sign, with external sign illumination, will be placed in an area visible from Plymouth Road. All local ordinances described within Article 9 of the Zoning Ordinances will be followed when designing signage for the facility.
- 7.

Traffic Considerations

Generally speaking, Arbor Hills Animal Clinic schedules 4-5 appointments per hour. This would result in 4-5 client vehicles at the clinic at any time. In addition, Arbor Hills Animal Clinic generally has 6 technicians, 2 receptionists, 2 doctors, 1 practice manager and 1 practice assistant at the clinic at all times. Our staff arrives staggered between 7:30am and 9:00am and leaves on a

staggered schedule from 6:30pm - 8:00pm daily. Therefore, Arbor Hills Animal Clinic will need 12 parking spots allocated for employee use and an additional 5 for client use. Our goal would be to make 20-22 spots available to provide adequate parking and some additional overflow parking as well.

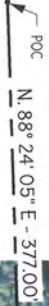
Arbor Hills Animal Clinic is open from 8am - 6pm Monday through Friday and Saturday from 8am - 1pm. Arbor Hills Animal Clinic does not service after hour emergency care, does not board animals in the clinic overnight or during non-business hours, and there is no overnight occupancy of the clinic overnight by employees or owners of the practice.

Other Consideration

Arbor Hills Animal Clinic would like to have the option of allowing small farm animals (miniature horses, goats, or other animals of a similar size, live on this property. These animals would be cared for, by the veterinary staff, and be available for clients to interact with while visiting the clinic.

SITE PLAN NOTES

1. ALL GRADES SHALL BE 6" BELOW FINISH FLOOR ELEVATION & SLOPE AWAY FROM BUILDING.



LEGAL DESCRIPTION:

ROM 1018155012 12/18/96RFR 04/09/96 PTA
 04/09/96 SU 18-12A-1 PCL - 1 * COM AT NE
 COR OF LOT 5 NE SEC VILLAGE OF DIXBORO,
 TH N 88-24-05 E 377.00 FT TO POB, TH CONT N
 88-24-05 E 150.00 FT, TH S 05-38-55 E 264.25
 FT, TH S 88-24-05 W 183.35 FT, TH N 01-35-26 E
 264.00 FT TO POB, PT OF NE 1/4 SEC 18, T2S-
 R2E 1.01 AC



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 AS-10
 Architectural Site Plan



NOT FOR CONSTRUCTION

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ARBOR HILLS ANIMAL CLINIC

MARK & KRISTIN WILSON

5347 PLYMOUTH RD
 ANN ARBOR MI 48109

OVERALL SITE PLAN

Drawn By: MBH

Checked By: PIH

RELEASE	DESCRIPTION
7-27-21	CONDITIONAL USE

HDA Job Number: 2120

Date: 7-27-21

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AS-1.0