

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
AUGUST 25, 2021  
DRAFT MINUTES  
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1. CALL TO ORDER

Chairperson 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, Sanii-Yahyai. Steele was absent. 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 Sanii-Yahyai and supported by Commissioner Brennan to adopt the agenda as presented. The motion carried.

5. APPROVAL OF MINUTES

A. Minutes of the May 26, 2021 Meeting

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

6. CITIZEN PARTICIPATION

None.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

A. STPC 20-06 Hawthorne Mill Area Plan

1. Public Hearing

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A motion was made by Commissioner Findley and supported by Commissioner Brennan to open the public hearing.

Roll Call:

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

Motion Carried.

Brad Strader, MKSK introduced the project with a presentation and gave the history of the project. Mr. Strader discussed the market and what is needed in the Ann Arbor area, notably different types of housing. He added that there would be buffers and greenways through the site that would help prevent development from spreading further to the north.

It was stated that over 45% of the site would be open space of different types, which equates to over 300 acres. It is recognized by the applicant that utilities would be needed north of Geddes Road, but they feel these issues are resolvable.

John Ackerman, Atwell, explained that the utilities would be designed so that they cannot extend or expand in any direction north of Geddes Road.

Brad Strader showed some samples of unit types that could be seen in the development and discussed architectural variety.

Commissioner Gardner read a letter from Mark Torigian, Hyundai, voicing opposition into the record.

Commissioner Gardner read a letter from Dr. Katy Greenwald voicing opposition into the record.

Commissioner Gardner read a letter from Resha Kozler voicing opposition into the record.

Victoria Evans, 10187 E. Avondale, noted that in 2004 the Township residents voted to pass a defense fund millage to keep the large Rock

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Property Development out. Ms. Evans suggested that the Eyde family donate the land to be used a greenspace.

Bruce Cordray, 2920 Harris Road, stated that he did not hear any talk of alleviating traffic on Geddes Road. He added that more input is needed from the citizens of Superior Township to feel comfortable with this plan.

Joseph Lelli, 2041 Hunters Creek Drive, explained that he moved to Superior Township, and away from the technology and large residential area, to live in a rural area. He added that he does not believe urban sprawl could be stopped by the developer as they noted in their presentation.

The resident at 1968 Knollwood Bend noted an appreciation for democracy so that the residents can speak out about what they want in the township. He felt that the developer wants to build another Cherry Hill Village. He also noted a problem with the current infrastructure and that Vreeland Road would need to be paved.

Nancy Raney, 6439 Orchard Lane, explain she moved to the Township because they wanted to live in an agricultural area. She described the area's endangered and protected species. She voiced her opposition to the development.

Cathy Bach, 2300 Hickman Road, noted that although there would be 300 acres of open space, she doesn't see anything that would preserve the natural features of the area.

William Secrest, 8615 Cherry Hill Road stated that he and Jack Smiley founded a chapter of the SMLC 30 years ago. Mr. Seacrest explained that there is a climate change problem.

Kazia Kelly, 1159 Stamford Road, noted that she is a social worker in the area. She expressed concerns that the Ypsilanti school district could not handle the amount students the development would bring.

Marion Morris, 8264 Vreeland Road, noted that the area is quiet. By allowing the development it would be destroying the homes of much of the wildlife. She noted that years ago YCUA stated they could only handle what development was already planned for the Township.

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Jason Cooper, 8297 Warwick Court, explained that his family built their home here 17 years ago. He stated that the Township doesn't need the increase in traffic nor the increase in people the development would bring.

Jan Wiseman, 9046 Arlington Drive, stated that one of the things that has kept her family here for 30 years is the nature, and being part of it. She feels it would be tragic to bring in development on the north side of Geddes Road and bringing in heavy development on the south side of Geddes Road. She also noted concerns that the development would cause a strain on the infrastructure.

Carola Guenther, 2365 LeForge Road, explained that many people come to Superior Township to enjoy the wildlife. She added that the Township is one of the last refuges in the green belt.

Marcia McCrary, 1679 LeForge Road, noted that there is no mention of the Native American burial grounds by the former Prolime site.

John McCarthy, 7962 Hallie Ct., noted that he enjoys the bicycle community in the area and often sees deer, turkey, and golden eagles on his rides.

Brandon Groff, 1150 West Clark Road, noted that he would be affected by the part of the development south of Geddes Road. He shared concerns that remediation would be needed at the former Prolime site. He also shared concerns about area wetlands and the strain on the Ypsilanti school district.

Martha Kern-Boprie, 1659 Sheffield Drive, shared that she felt there is sufficient land in the sewer service district prepared for urban dwelling. That land should be filled before the Township converts land that wasn't planned for development.

Amy Sanders, 2010 Paddock Way, noted that her family moved to the Township recently. She explained that traffic on Geddes Road can be treacherous and cannot fathom adding to that traffic. She also noted a concern with a possible increase in taxes.

Jerome Gibbs, 6480 Geddes Road, explained that during rush hour it can take 15 or more minutes to leave his driveway. He does not see how

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this development will fit in the community, nor what the added traffic flow would look like.

The resident at 6500 Geddes Road felt that the development is insulting to the Township and voiced their opposition.

John at 1111 West Clark Road noted existing surface water problems with Clark Road and felt that the road is not capable in its present state. He added that development should not be added as an exception to the Master Plan, but the Master Plan should be changed first.

Karen at 2696 Stommel Road asked if there have been any plans to study the needs of the police department. She also inquired about additional services that would be needed to support the development.

Dave Kozler, 2370 LeForge Road, noted that this development seems like it is against the Master Plan every step of the way. He understands that the Eydes have invested a significant amount of money in this, but it does not fit with Superior Township.

The resident at 7701 Vreeland Road commented that you cannot just buy a piece of land and hope you'll cash in on it someday. They noted they enjoy the wildlife in the Township and wouldn't want to live anywhere else.

Linda Robertson feels that Clark Road to Geddes Road is a speed trap. To get out of her driveway can take 15 minutes. She discussed the wildlife in the area and peace and quiet.

Brenda Baker, 8512 Ashton Court noted that the Planning Commissioners need to follow the Finding of Fact in the Zoning Ordinance and explained what they need to take into consideration. She listed the finding of facts to the commissioners.

Acadia Hahlbrook, 5843 Vreeland Road, remarked that this doesn't feel like the right time for the development, noting that it would flood the school district with students. She added that the school is rebounding and does not need more students right now.

Dick Wilber, 2242 Hickman Road voiced his opposition to the development.

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Karen Cant, 10245 E. Avondale Circle, questioned how the increase in traffic would be dealt with. She explained that Geddes Road is a two-lane road with little room to expand. The development would be adding on a commercial district where traffic is already terrible.

Dana Thomas, 8573 Liverpool Court, remarked on the recent power outages brought about by severe weather. She mentioned the strain on infrastructure and the impact to public health a new development could bring.

Martha Merritts, 6978 Cherry Hill Road, voiced her opposition to the development.

Betsy Nightingale, 300 W. Clark Road, mentioned concerns about how the developer would protect natural features. She added that the development would drastically change the character of the area.

A motion was made by Commissioner Brennan and supported by Commissioner Findley to close the public hearing.

Roll Call:

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

Motion Carried.

## 2. Deliberation

Benjamin Carlisle, Carlisle Wortman, reviewed the Township Planners Report dated August 13, 2021.

George Tsakoff, OHM, reviewed the Township Engineers report dated May 18, 2021.

Commissioner Findley stated that all public comments she heard were in opposition to the development. She added that the Township received more than 20 emails and letters from the public.

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Commissioner Findley read a letter from Jamie Florida, voicing opposition, into the record.

Commissioner Findley read a letter from Eyena Tooson voicing support for the project, into the record.

Commissioner Findley commented on the large amount of public that came to the public hearing. She noted that she will make a motion to deny the project.

Commissioner Gardner stated that some of the comments Mr. Strader made about the Township Master Plan are legitimate. The Township is in the process of updating the Master Plan, but the underlined vision in chapter five is about the preservation of land and conservation; and that point has been in the Master Plan for decades. He added that the fact that it is a foundational issue in our Master Plan is very important. The Township has had a long-term vision that has been expressed in the Master Plan and ordinances. He believes the message the applicant is receiving from the public is that we (the Township) don't want to look like Canton.

Commissioner Dabish-Yahkind thanked the public for attending the public hearing and was glad to hear the community's perspective. She noted that the proposed development is a great divergence of the Master Plan and feels insincere. She does feel that there is a portion of the plan south of Geddes Road that could be made workable, but the northern portion feels unimaginable.

### 3. Action

Motion by Commissioner Findley, supported by Commissioner Brennan to postpone action/recommendation on STPC 20-06, Hawthorne Mill Area Plan until the September 22, 2021 Planning Commission meeting and further, to direct staff to draft the necessary resolution recommending denial of the application.

#### Roll Call:

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

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Abstain: None.

Motion Carried.

**9. REPORTS**

**A. Building Inspector**

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

**B. Zoning Administrator**

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

**10. OLD BUSINESS**

**A. STPC 20-03 Prospect Pointe West Preliminary Site Plan Extension**

Greg Hamm, Lombardo, noted that there were site plan related uncertainties last year that were COVID-19 related. He added that the market is still strong and would like to submit for final site plan in October.

Motion by Commissioner Findley, supported by Commissioner Sanii-Yahyai, to approve the extension for STPC 20-03 Prospect Pointe West Preliminary Site Plan finding that the applicant has shown good cause per Section 10.08D of the Zoning Ordinance.

Roll Call:

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

No: None.

Absent: Steele.

Abstain: None.

Motion Carried.

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11. NEW BUSINESS

- A. Pre-Application Conference  
Clover Group: Proposed Mixed-Use Development Located at  
J-10-33-300-001

Beth Ernat, Clover Group, noted that the applicant is looking to purchase a parcel of property that is 82 acres with an existing area plan. She added that the applicant would like to keep the PC zoning district and amend the area plan for 206 units. She described the development as high-end units with 140 patio-homes attached in pods of three to six, and 66 single family detached homes. The attached patio-homes would be targeted to empty nesters and young professionals with rent ranging from \$1,800 to \$2,900 a month.

Mr. Carlisle reviewed his report dated August 17, 2021

Mr. Tsakoff noted that there would not be water or sewer capacity issues.

Commissioner Gardner noted past issues with the Redwood development noting the bigger point is compatibility. He stated that rural area surrounds the site, and the applicant should be prepared for a discussion about compatibility.

Ms. Ernat replied that although the attached homes are rental units, it is a high-end rental market with a price point geared toward professionals. The applicant wants these units to look and function like homes. They intend to target people who may not want to purchase a home right away – a younger professional ground. There would be no vertical density so that it feels more like home. She understands that there are rental units along LeForge Road in Ypsilanti, but the applicant does not want to be in a high-density area.

Mr. Mayernik stated that when the previous area plan was looked at there was a lot of concern with steep slopes.

Ms. Ernat stated the applicant is prepared to address those slopes. She added that they want to be respectful of neighboring homes with buffering and preserving open space. She added that the applicant plans to hold a neighborhood meeting once the site plan is designed.

Commissioner Brennan stated that it looked like a nice site.

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Commissioner McGill inquired when the applicant would like to submit this plan.

Ms. Ernat replied that the applicant has the property under control and are ready to survey the property. She anticipates making an application for area plan amendment within the next two months. She added that the applicant does not intent on removing the two large, wooded areas from the site.

Commissioner Dabish-Yahkind inquired if the Clover Group mainly works with rental properties.

Ms. Ernat replied that they typically work with 55 and older communities and they currently manage approximately 6,000 units.

Mr. Carlisle asked the applicant to make sure the architecture and quality of the development is high. He also asked the applicant to keep in mind how the single-family portion will move throughout the site plan process.

John Ackerman, Atwell, stated that the two portions of the development may need to go through the process together because of comingled stormwater.

It was noted that the single-family homes are not rental units.

**B. Pre-Application Conference  
Proposed Veterinary Office located at 5347 Plymouth Road**

Mark Wilson and Kristin Wilson, owners of Arbor Hills Animal Clinic, stated that they have outgrown their current location and are looking to purchase 5347 Plymouth Road. He noted that this location would allow them to grow their practice and provide a veterinary practice to the Dixboro community.

Mr. Wilson stated that they want to preserve the architectural integrity of the home. There would be some changes made to the driveway for stormwater and a small addition to attach the two structures on the property.

Mr. Carlisle reviewed his report dated August 17, 2021.

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George Tsakoff reviewed the engineering report dated August 5, 2021.

Commissioner Gardner inquired about the parking.

Mr. Carlisle replied that parking would be looked at on the site plan.

The applicant is aware that it will be a part of the process and will do what is necessary.

Mr. Gardner asked about the animals and the purpose of having the small farm animals on the site.

Mr. Wilson stated that they have the staff to care for those animals and when people come to the clinic, they can visit the animals. He feels it is something special they can bring to the Dixboro area.

It was noted that the animal clinic would not be staffed 24 hours a day.

Commissioner Findley asked for clarification on the boarding of animals overnight.

Commissioner Dabish-Yahkind asked if the animals would live at the clinic, or if they'd be animals that are just receiving veterinary care.

Mr. Wilson explained that the animals would stay at the clinic and be owned by the applicant.

Mr. Mayernik explained that the Zoning Ordinance has a section that deals with non-farm animals; that is usually associated with a residential home.

Mr. Tsakoff inquired about the current state of the well and septic.

Mr. Wilson replied that the current owners are having it tested now. He added that it passed all prior tests.

Mr. Carlisle stated that the keeping of small outdoor farm animals was received well, but the applicant should quantify for the next meeting.

12. POLICY DISCUSSION

A. Planning Commission Meeting Start Time

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Laura Bennett explained that Board of Trustees, Zoning Board of Appeals, and many other meetings had a start time of 7:00pm and requested the Planning Commission start time be changed to the same.

Motion by Commissioner Findley, supported by Commissioner Brennan to change the start time of the Planning Commission meetings to 7:00pm.

Roll Call:

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

Motion Carried.

13. ADJOURNMENT

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

Motion Carried.

The meeting was adjourned at 10:09pm.

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