

NOTICE OF HEARING

SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION SUPERIOR CHARTER TOWNSHIP HALL 3040 N. PROSPECT, YPSILANTI, MI 48198

**Wednesday
September 22, 2021
7:00 p.m.**

The Superior Township Planning Commission will hold a public hearing on Wednesday, September 22, 2021, at 7:00 p.m. at the Superior Township Hall, 3040 N. Prospect, Ypsilanti, MI 48198, on an application from Arbor Hills Animal Clinic, PLLC for a Conditional Use Permit to convert an existing single-family dwelling to a veterinary office.

The property is located at 5347 Plymouth Road, Ann Arbor, MI 48105 in the VC (Village Center) zoning district (parcel ID# J-10-18-155-013).

A complete copy of the application is available for inspection or copying at the Township Hall, 3040 N. Prospect, 9:00 a.m. – 4:00 p.m. weekdays. A copy can also be viewed on the Township website at www.superiortownship.org/planning-commission and clicking on “Meeting Packets.”

Persons wishing to express their views may do so in person at the public hearing, or in writing addressed to the Planning Commission at the above address by 4:00 p.m. the day of the hearing. Superior Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities upon four (4) business days notice to the Township. Individuals requiring auxiliary aids or services should contact Superior Charter Township by writing the Township Clerk.

Laura Bennett, Planning Clerk
planning@superior-twp.org
734-482-6099

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, YPSILANTI, MI 48198
AGENDA
SEPTEMBER 22, 2021
7:00 p.m.**

1. CALL TO ORDER
2. ROLL CALL
3. DETERMINATION OF QUORUM
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES
 - A. Approval of the August 25, 2021 regular meeting minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
 - A. Memo from Alan Greene at Dykema Gossett, PLLC Regarding Hawthorne Mill Area Plan Withdrawal
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
9. REPORTS
 - A. Building Inspector Report
10. OLD BUSINESS
 - A. STPC 20-04 The Meadows at Hawthorne Mill Preliminary Site Plan Extension
11. NEW BUSINESS
 - A. STPC 21-03 Arbor Hills Animal Clinic Conditional Use Permit
12. POLICY DISCUSSION
13. ADJOURNMENT

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

Laura Bennett, Planning Clerk
734-482-6099

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
AUGUST 25, 2021
DRAFT MINUTES
Page 1 of 12**

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

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
AUGUST 25, 2021
DRAFT MINUTES
Page 2 of 12**

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

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
AUGUST 25, 2021
DRAFT MINUTES
Page 3 of 12**

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 Seacrest, 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.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
AUGUST 25, 2021
DRAFT MINUTES
Page 4 of 12**

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

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
AUGUST 25, 2021
DRAFT MINUTES
Page 5 of 12**

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.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
AUGUST 25, 2021
DRAFT MINUTES
Page 6 of 12**

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.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
AUGUST 25, 2021
DRAFT MINUTES
Page 7 of 12**

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.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
AUGUST 25, 2021
DRAFT MINUTES
Page 8 of 12**

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.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
AUGUST 25, 2021
DRAFT MINUTES
Page 9 of 12**

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.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
AUGUST 25, 2021
DRAFT MINUTES
Page 10 of 12**

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.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
AUGUST 25, 2021
DRAFT MINUTES
Page 11 of 12**

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

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
AUGUST 25, 2021
DRAFT MINUTES
Page 12 of 12**

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



Dykema Gossett PLLC

39577 Woodward Avenue
Suite 300
Bloomfield Hills, MI 48304

WWW.DYKEMA.COM

Tel: (248) 203-0700

Fax: (248) 203-0763

Alan M. Greene

Direct Dial: (248) 203-0757

Direct Fax: (855) 236-1206

Email: AGreene@dykema.com

September 16, 2021

Via Email

Frederick Lucas, Esq.
Lucas Law PC
7577 US Highway 12 Ste A
Onsted, MI 49265-9834
E-Mail: lucas@lucaslawpc.com

Re: Hawthorne Mills—Superior Township

Dear Fred:

As we discussed, by this letter I am formally requesting on behalf of the applicant to withdraw the pending Hawthorne Mills Area Plan from further consideration. As I indicated, based on comments from the public and the Planning Commission, we are going to prepare a reduced scope area plan for future consideration by the Township that eliminates properties that were controversial. Please confirm the acceptance of this request. Thank you.

Sincerely,

DYKEMA GOSSETT PLLC



Alan M. Greene

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
MONTH-END REPORT
August 2021

Category	Estimated Cost	Permit Fee	Number of Permits
Com-Other Non-Building	<i>\$75,000.00</i>	<i>\$600.00</i>	<i>3</i>
Electrical	<i>\$0.00</i>	<i>\$6,739.00</i>	<i>52</i>
Mechanical	<i>\$0.00</i>	<i>\$6,916.00</i>	<i>66</i>
Plumbing	<i>\$0.00</i>	<i>\$7,271.00</i>	<i>34</i>
Res-Additions (Inc. Garages)	<i>\$130,618.00</i>	<i>\$849.00</i>	<i>2</i>
Res-New Building	<i>\$1,368,759.00</i>	<i>\$9,146.00</i>	<i>5</i>
Res-Other Building	<i>\$398,888.00</i>	<i>\$1,291.00</i>	<i>7</i>
Res-Other Non-Building	<i>\$76,980.00</i>	<i>\$300.00</i>	<i>3</i>
Res-Renovations	<i>\$139,800.00</i>	<i>\$783.00</i>	<i>2</i>
Totals	<i>\$2,190,045.00</i>	<i>\$33,895.00</i>	<i>174</i>

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
YEAR-TO-DATE REPORT

January 2021 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>\$200,000.00</i>	<i>\$1,000.00</i>	<i>5</i>
Electrical	<i>\$0.00</i>	<i>\$43,891.00</i>	<i>279</i>
Mechanical	<i>\$0.00</i>	<i>\$51,063.00</i>	<i>412</i>
Plumbing	<i>\$0.00</i>	<i>\$37,538.00</i>	<i>212</i>
Res-Additions (Inc. Garages)	<i>\$1,863,218.00</i>	<i>\$9,522.00</i>	<i>18</i>
Res-Manufactured/Modular	<i>\$30,000.00</i>	<i>\$450.00</i>	<i>3</i>
Res-New Building	<i>\$16,635,749.00</i>	<i>\$109,964.00</i>	<i>56</i>
Res-Other Building	<i>\$899,188.00</i>	<i>\$5,671.00</i>	<i>47</i>
Res-Other Non-Building	<i>\$669,425.00</i>	<i>\$2,750.00</i>	<i>26</i>
Res-Renovations	<i>\$1,366,699.00</i>	<i>\$6,882.00</i>	<i>23</i>
Totals	<i>\$26,728,544.00</i>	<i>\$274,577.00</i>	<i>1,084</i>

Laura Bennett

From: John Ackerman <jackerman@atwell-group.com>
Sent: Friday, September 17, 2021 12:02 PM
To: Laura Bennett
Cc: Rick Mayernik
Subject: The Meadows PSP Extension

Good morning Laura and Rick

The Meadows Preliminary Site Plan expires in October and we would like to request an extension of this approval. We have already formally submitted the final site plan on the development last spring and received comments from your consultants. The intent is to have the revised plans back to the Township by the end of October. In the meantime, please extend the PSP approvals on our behalf.

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.

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. Lowmsbery, 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.

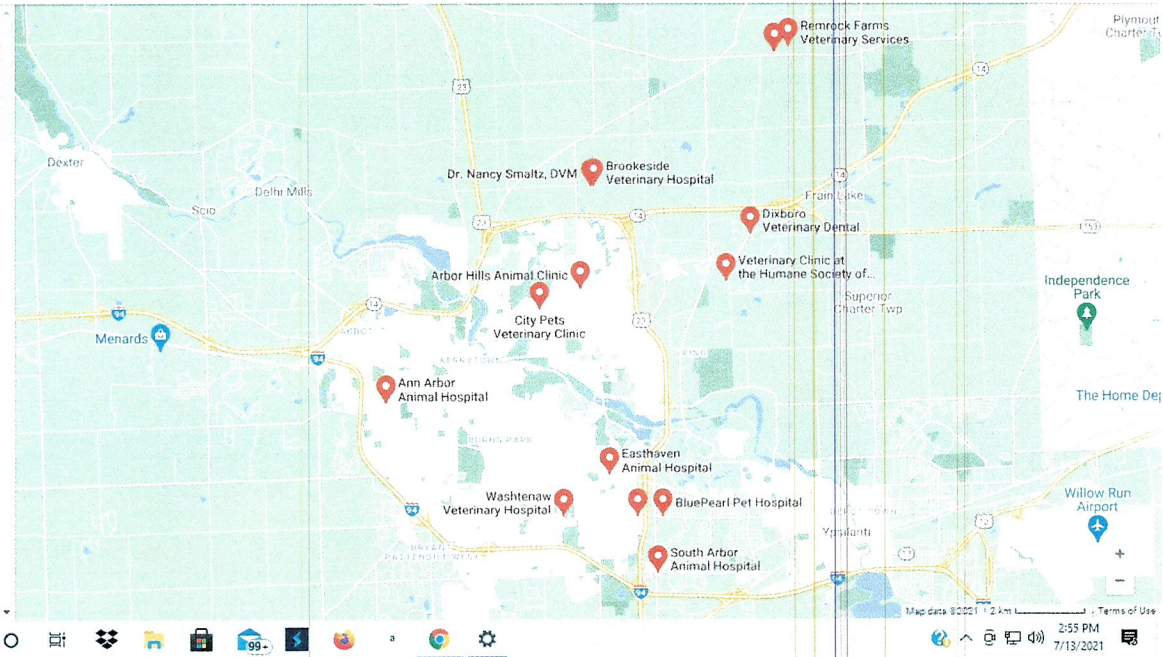
Arbor Hills Animal Clinic provides veterinary care for both companion animals (cats and dogs), small furry pets (hamsters, gerbils, guinea pigs) and farm animals which can be brought to the clinic (sheep, goats, miniature horses).

Arbor Hills Animal Clinic does not provide any boarding services and does not keep [domestic](#) animals overnight at our facility.

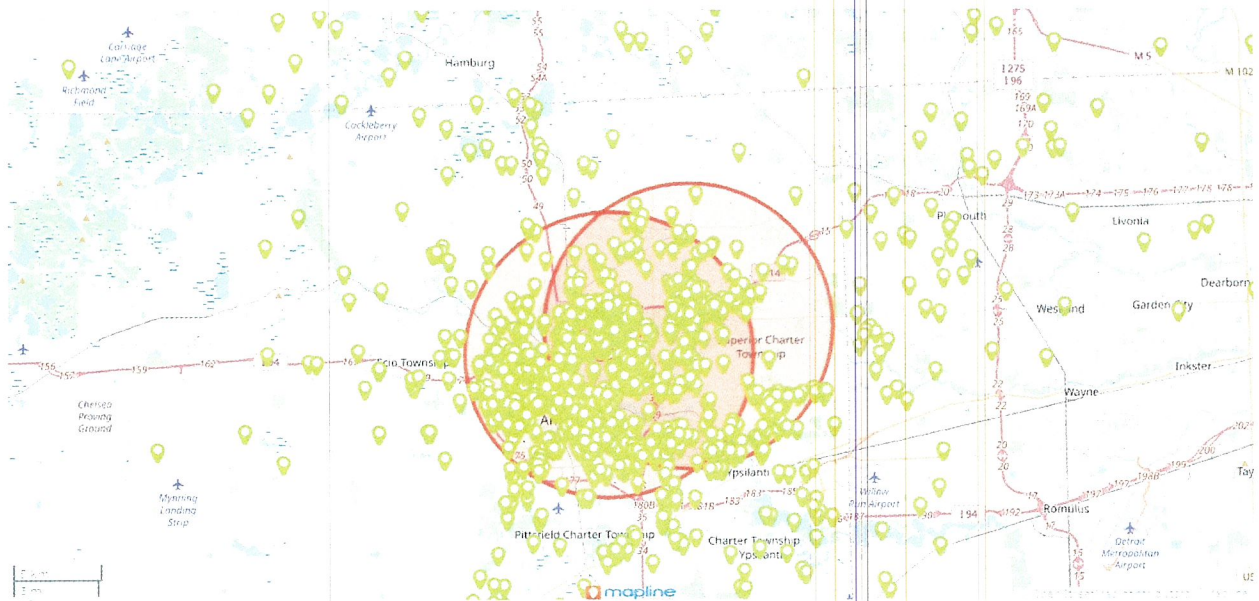
Proposed Use

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.

[A copy of the initial draft of the interior floor plan is attached to this document as Appendix A.](#)

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.~~ We are discussing the possibility of adding an elevator to the facility.

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 a corridor 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.

[A copy of the draft of the site plan showing the location of the corridor \(addition\) and the parking area are attached as Appendix B. Appendix C shows the location of the corridor addition.](#)

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.

In consideration of the township requirements, regarding parking, I also wanted to provide the information necessary to calculate the need for parking using the township requirements. The facility is a total of 4,400 square feet (including the proposed addition). In addition, at our maximum staffing, we have a total of 12 employees in the building at any given time. Therefore, $4,400/500 = 9$ parking spots plus the additional 12 employee spots creates the need for 21 (9+12) parking spots within our lot. We are proposing 20-22 total spots.

In addition, we ordered an "Advanced Inspection" for the commercial driveway from the Washtenaw County Road Commission on 8/11/2021 and would anticipate receiving results within the next 2-3 weeks.

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 domestic 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 non-domesticated animals would live on the property 24/7/365](#). These animals would be cared for, by the veterinary staff, and be available for clients to interact with while visiting the clinic.

Based upon the grazing space available, Arbor Hills would like to have 2 goats and 1 mini-horse live on this property. An outbuilding would be placed on the property, on the west side, to provide shelter and a feeding area for these animals. The building measures 12x16. A photo of the outbuilding is included as Appendix D.

Good Neighbors

It has always been a priority for Arbor Hills Animal Clinic to be a good neighbor to the families and businesses that are in close proximity to our practice. Since the last meeting, we have reached out to the "neighbors" and invited both homeowners and business leaders to meet with us to discuss any concerns or questions they have about our plans or our practice. We mailed a letter to each of them inviting them to have breakfast with us, join a Zoom call, or call Mark on his cellular phone. We wanted to be fully available to community members. Appendix E is a copy of the letter we sent to community members and neighboring businesses.

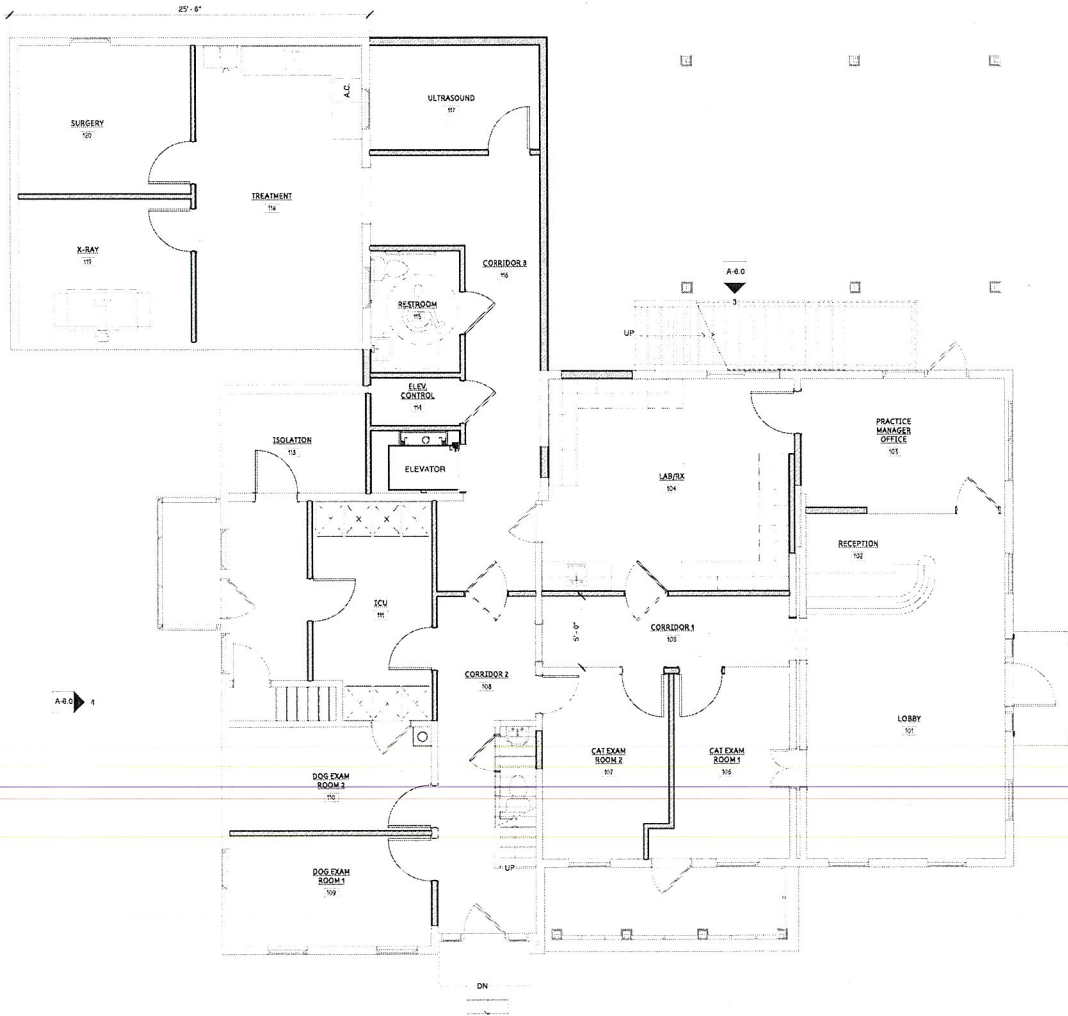
In addition, Arbor Hills Animal Clinic is now the newest Business Sponsor of the Village of Dixboro Farmers Market.

Attachments:

- **Appendix A: Initial Draft of Interior Floor Plan (also shows the corridor addition)**
- **Appendix B: Draft Site Plan**
- **Appendix C: Draft Site Plan (including PINK area which represents the new corridor - a bit larger than it actually is)**
- **Appendix D: Photo of outbuilding for non-domesticated animals**
- **Appendix E: Copy of letter sent to Neighbors (double sided)**

EQUIPMENT SCHEDULE

NUMBER	DESCRIPTION	PROVIDED BY	INSTALLED BY	COUNT
--------	-------------	-------------	--------------	-------



FLOOR PLAN - FIRST FLOOR
 A-10 1/4" = 1'-0"

ARBOR HILLS
 ANIMAL CLINIC
 MARK & KRISTIN WILSON
 5347 PLYMOUTH RD
 ANN ARBOR, MI 48105

DIMENSION /
 REFERENCE
 PLAN
 Drawn By: SAW
 Checked By: P.J.H.

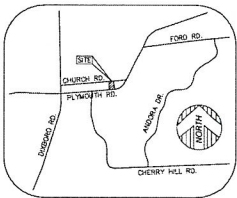
Release 7-27-21 Description CONDITIONAL USE

HDA Job Number: 2120
 Date: 7-27-21

This drawing is an instrument of service and shall remain the property of the Architect. Do not reproduce, publish or use in any way without the consent of the Architect.

NOT FOR CONSTRUCTION

A-2.0



VICINITY MAP
(NOT TO SCALE)

PARKING
NO MARKED PARKING ON SITE

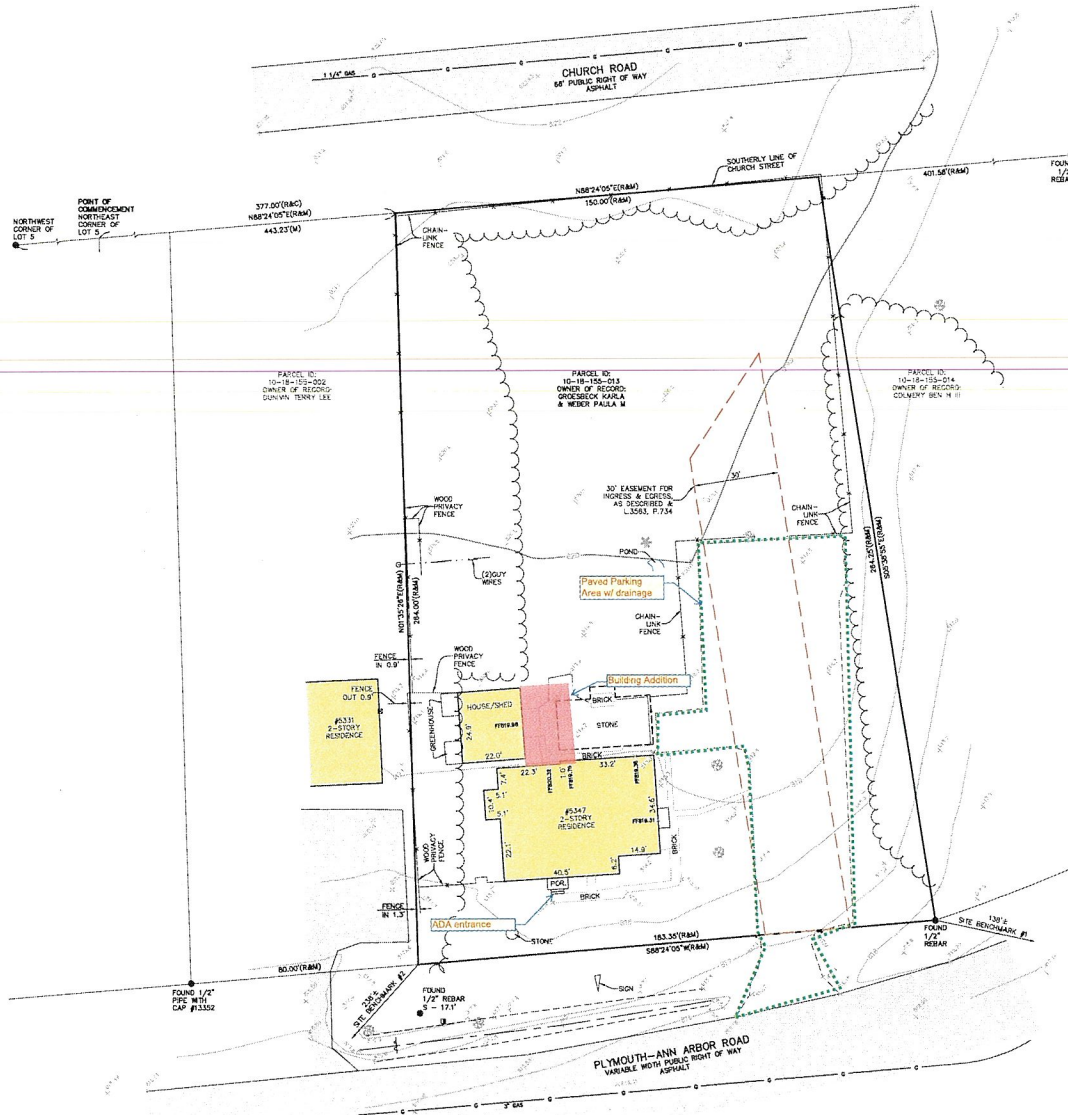
PARCEL AREA
43,934± SQUARE FEET = 1.01± ACRES

BASIS OF BEARING
NORTH 89°20'00" EAST, BEING THE SOUTHERLY RIGHT OF WAY LINE OF CHURCH ROAD, AS DESCRIBED.

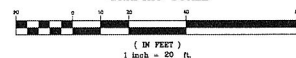
BENCHMARK
SITE BENCHMARK #1
TOP OF A CULVERT 140± SOUTHWEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION = 818.89' (NAVD 88)
SITE BENCHMARK #2
TOP OF A CULVERT 238± SOUTHWEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION = 812.97' (NAVD 88)

LEGEND

●	FOUND MONUMENT (AS NOTED)
(RAM)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
(E)	ELECTRIC METER
○	UTILITY POLE
⊙	TELEPHONE ASER
⊕	BOLLARD
⊕	FENCE POST
⊕	DOUBLE POST SIGN
⊕	DECIDUOUS TREE (AS NOTED)
⊕	CONTIGUOUS TREE (AS NOTED)
---	PARCEL BOUNDARY LINE
---	ADJOINER PARCEL LINE
---	BUILDING
---	MINING
---	CONTIGUOUS DITCH
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	EDGE OF BRICK
---	EDGE OF GRAVEL
---	FENCE (AS NOTED)
---	TREE / BRUSH LINE
---	OVERHEAD UTILITY LINE
---	GAS LINE
---	EDGE OF WATER (AS NOTED)
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE
---	BUILDING AREA
---	ASPHALT
---	CONCRETE



GRAPHIC SCALE



PROPERTY DESCRIPTION

LAND SITUATED IN THE TOWNSHIP OF SUPERIOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN, DESCRIBED AS:
PART OF THE NORTH 1/2 OF SECTION 18, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE SOUTHERLY LINE OF CHURCH STREET (1/2 ROW-13.00 FEET DISTANT NORTH THEREOF) EAST 377.00 FEET FROM THE NORTHEAST CORNER OF LOT 5, NORTHEAST SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 EAST, COUNTY OF WASHTENAW, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FEBRUARY 28, 1926, IN LIBER "A" OF DEEDS, PAGE 273, WASHTENAW COUNTY RECORDS; THENCE CONTINUING NORTH 89°24'00" EAST 150.00 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID CHURCH STREET; THENCE SOUTH 00°20'55" EAST 244.25 FEET; THENCE SOUTH 89°24'00" WEST 183.30 FEET AND NORTH 01°32'28" EAST 244.00 FEET TO THE POINT OF BEGINNING.
SUBJECT TO A CERTAIN EASEMENT ON, OVER AND ACROSS THE ABOVE DESCRIBED PROPERTY TO CREATE A RIGHT-OF-WAY FOR HIGHWAYS AND EGRESS FOR THE BENEFIT OF THE ABOVE DESCRIBED PROPERTY AND PROPERTY IMMEDIATELY ADJACENT TO THE EAST THEREOF, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE NORTHEAST CORNER OF LOT 5 OF THE NORTHEAST SECTION OF THE VILLAGE OF OMBRO AS RECORDED IN LIBER "A" OF DEEDS, PAGE 273, WASHTENAW COUNTY RECORDS; THENCE NORTH 89°24'00" EAST 469.00 FEET ALONG THE SOUTHERLY LINE OF CHURCH STREET (1/2-33 FEET); THENCE S 00°28'55" EAST 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 00°28'55" W 204.25 FEET; THENCE S 89°24'00" W 300.00 FEET; THENCE N 00°28'55" W 189.25 FEET; THENCE N 89°24'00" E 414.51 FEET TO THE POINT OF BEGINNING.
THE PROPERTY ADJACENT TO THE EAST AND WHICH SHALL BE BENEFITED BY THE ABOVE DESCRIBED EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE NORTHEAST CORNER OF LOT 5, NORTHEAST SECTION VILLAGE OF OMBRO; THENCE NORTH 89°24'00" EAST 234.00 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE NORTH 89°24'00" EAST 401.00 FEET; THENCE 475.00 FEET ALONG ARC OF A CURVE, R1 RADIUS OF 641.80 FEET, CHORD SOUTH 53°51'52" W 464.87 FEET; THENCE NORTH 00°28'55" WEST 384.25 FEET TO PLACE OF BEGINNING; 30.00 PART OF THE NORTHEAST 1/4 OF SECTION 18, T2S, R7E.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE STEWART TITLE GUARANTY COMPANY COMMITMENT NO. LIBR00040, DATED JULY 16, 2021, AND LISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.
15. MAINTENANCE AGREEMENT FOR EASEMENT AND RIGHT OF WAY, AS RECORDED IN LIBER 3563, PAGE 734, WASHTENAW COUNTY RECORDS, (AS SHOWN)

SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

SURVEYOR'S CERTIFICATION

TO ASSURE HILLS ANIMAL CLINIC, P.L.L.C., A MICHIGAN DOMESTIC PROFESSIONAL LIMITED LIABILITY COMPANY, LIBERTY TITLE AGENCY, AND STEWART TITLE GUARANTY COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD OF CARE REQUIREMENTS FOR ALTA AND NSPS LAND TITLE SURVEYS, ONLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 4, 4A, 4B, AND 9 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 09, 2021.
DATE OF PLAT OR MAP: AUGUST 12, 2021

DRAFT

ANTHONY J. STOKO, JR., P.E.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47978
2200 GRANVILLE AVE., EASTLANSING, MI 48021
15304@white-survey.com

PROFESSIONAL SURVEYOR
ANTHONY J. STOKO, JR., P.E.
MICHIGAN LICENSE NO. 47978
2200 GRANVILLE AVE., EASTLANSING, MI 48021
15304@white-survey.com

ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: ASSURE HILLS VET
15304 GRANVILLE AVE., EASTLANSING, MI 48021
PART OF SECTION 18,
TOWN 2 SOUTH, RANGE 7 EAST

NO.	REVISION	DATE	BY	DESCRIPTION
1		08/12/21	ATJ	
2		08/27/21	ATJ	
3		AUGUST 12, 2021	ATJ	
4		21-11-2021	ATJ	



E



Arbor Hills Animal Clinic

Arbor Hills Animal Clinic
2717 Plymouth Road
Ann Arbor MI 48105
(734) 668-1466

9/3/2021

Dear Neighbor,

As you may have already heard, we (Mark and Kristin Wilson), owners of Arbor Hills Animal Clinic, have placed an offer on the property located at 5347 Plymouth Road. We plan to renovate the building and make it the future home of Arbor Hills Animal Clinic. We will be meeting with the Township Board in a few weeks to discuss our project and seek conditional approval from them to begin this process.

Prior to this meeting, we wanted to provide an opportunity for community members or other business owners to reach out to talk to us about our project. We understand that when a property changes hands there are things you want to know about the project. We would love to take some time to talk with community members and provide you with all the information that you desire.

That said, here are a few options. Please feel free to participate in any or all of these opportunities:

- MoonWinks Cafe - Meet Mark Wilson, Co-Owner and Practice Manager, at Arbor Hills Animal Clinic. Breakfast and coffee are on us! Thursday, September 9, 2021 at 9:00am.
- Zoom Meet & Greet - If you prefer, meet Mark Wilson online by joining our Zoom room on Thursday, September 9, 2021 at 7:00pm. Our zoom room meeting room can be found at: <https://us02web.zoom.us/j/7495410748>
- Prefer a less formal conversation? Feel free to contact Mark Wilson, anytime, by calling 248-763-2936.

On the back of this letter, I have included a Q & A with some of the more common questions we have been getting about our project.

A handwritten signature in black ink, appearing to read 'Mark Wilson', written in a cursive style.

Mark Wilson
Practice Manager

Kristin Wilson, Owner & DVM,
Audrey Lownsbery DVM Associate Veterinarian

Frequently Asked Questions

Q: What are your hours of operation?

A: Currently, 9am - 6pm, Monday through Friday and 8am-2pm on Saturday.

Q: Do you see after hours emergency cases?

A: No, we are a day practice. We utilize local emergency centers after hours.

Q: Are you putting outdoor boarding facilities on the premises?

A: No, we will have some exercise runs for larger dogs to stretch their legs and use the potty during their stay. However, no boarding will take place at our facility.

Q: What changes are you making to the outside of the building?

A: A fresh coat of paint. In addition, we will be paving the driveway (about 20 spots), connecting the two buildings (the house and the wedding chapel) with a small addition, and possibly adding a small out building for small farm animals (goats, mini-horses). We will also be shoring up some of the fencing that has been destroyed over time.

Q: What are you changing inside the building?

A: That is a more extensive list. The interior will include a waiting room, multiple examination rooms, a surgical suite, a dental area, a treatment area and some office spaces. Public areas (the waiting room and examination rooms) will maintain the historic charm of the existing spaces. We will also be updating the interior of the building to allow for access for community members who require ADA accommodations.

Q: Will anyone be living in the building?

A: No

Q: Will you be accepting new clients?

A: Yes, just call 734-668-1466 and we can get you scheduled.

Q: When do you plan to begin doing business at this location?

A: We anticipate being ready to open between March and June of 2022.

Q: What types of animals do you see?

A: Domestic animals with fur and small farm animals.



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

On August 25th, The Planning Commission held an informal discussion with the applicant regarding the conversion of the proposed site to an animal clinic. After discussion with the applicant, conceptually the Planning Commission supported the use and directed the applicant to proceed with a formal application and submit the required additional information requested by staff.

After the meeting, we informed the applicant the necessary information that we would need to complete our review. This included a site plan showing parking and location of accessory structures for animals, clarification of potential building additions, and access easement information.

Since the meeting, the applicant has noted that they have not been able to complete a site plan by the time of the scheduled public hearing. We are recommending that the Planning Commission hold the public hearing, discuss the application, but postpone action until a site plan is submitted and reviewed by staff.

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

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: Laura Bennett
Planning Department Clerk

RE: Conditional Use Permit Application – Arbor Hills Animal Clinic
STPC 21-03

DATE: September 17, 2021

I have inspected the above-referenced parcel and find it does conform with the Superior Township Ordinance for required signage for a public hearing.