

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION  
SUPERIOR TOWNSHIP HALL  
3040 N. PROSPECT, SUPERIOR TOWNSHIP, MI 48198  
AGENDA  
DECEMBER 15, 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 October 27, 2021 regular meeting minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
  - A. STPC 21-05 Hyundai Site Expansion Area Plan Amendment
    1. Public Hearing
    2. Deliberation
    3. Action
9. REPORTS
  - A. Ordinance Officer Report
  - B. Building Department Report
  - C. Zoning Administrator
10. OLD BUSINESS
11. NEW BUSINESS
  - A. STPC 21-05 Hyundai Site Expansion Major/Minor Site Plan Determination
  - B. STPC 21-05 Hyundai Site Expansion Area Plan Amendment
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  
OCTOBER 27, 2021  
DRAFT MINUTES  
Page 1 of 6**

1. CALL TO ORDER

Chairman Gardner called the regular meeting to order at 7:00 p.m.

2. ROLL CALL

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

5. APPROVAL OF MINUTES

A. Minutes of the September 22, 2021 Meeting

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

6. CITIZEN PARTICIPATION

None.

7. CORRESPONDENCE

A. Dixboro Design Review Board 2022 Meeting Dates

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

B. Additional submittal information for STPC 21-04 Arbor Hills Animal Clinic Combined Preliminary/Final site plan dated October 20, 2021.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
OCTOBER 27, 2021  
DRAFT MINUTES  
Page 2 of 6**

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

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

9. REPORTS

A. Building Inspector

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

C. Ordinance Officer Report

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

10. OLD BUSINESS

A. STPC 21-03 Arbor Hills Animal Clinic Conditional Use permit

Benjamin Carlisle reviewed the Planner's Report dated October 15, 2021.

Larry Randolph, 3362 Autumn Lane, asked about impervious space required for parking and water runoff, and wondered if there is an easement on the driveway between the two properties.

George Tsakoff, OHM, stated in terms of the grading and stormwater, OHM looked at those during Final Site Plan review and outside approval from WCRC is required. A more detailed review on the site plan will also be performed.

Mr. Randolph asked about green space between the 21 parking spaces and if its required.

Mark Wilson, applicant, stated they have eleven employees and appointments are scheduled every half hour. He anticipates between 15 and 17 spots will be utilized at any given time.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
OCTOBER 27, 2021  
DRAFT MINUTES  
Page 3 of 6**

George Tsakoff stated that the parking will go along the side of the building.

The resident at 3411 Autumn Lane inquired about parking. She also noted she counted 17 employees on the veterinary website. She is concerned about how the clinic will handle the growth of employees and clients. Plymouth Road is very busy especially with the addition of the restaurant across the street. She noted the neighboring parcel is a difficult piece and noted a watershed runs through the corner.

Ben Carlisle stated there is an easement that runs along the shared property line. The current access is not through the easement and future access is up to the Washtenaw County Road Commission.

Commissioner Gardner asked the Wilsons to address the growth and farm animals.

Mr. Wilson stated the property next door wants to eliminate the easement.

Mr. Wilson added the clinic does not currently have 17 employees but based on the size of the clinic and the number of rooms, the density per hour is based on the number of exam rooms in the facility. The intention is to keep the facility small and expansion beyond what is shown is not anticipated, especially based on the location of the septic field. The applicants are working with the Road Commission to put in a deceleration lane so that clients can enter and exit safely without causing congestion. Small farm animals that they would treat are chickens, goats, and mini horses. These animals would not be kept overnight.

Mr. Wilson explained there is turnaround spot in the northeast corner of the parking lot for trailers, trash collection, and UPS delivery.

Regarding growth, Ben Carlisle stated if the Conditional Use Permit and site plan are approved, the applicant is required to build what is shown. Any expansion of the operation that would impact the property itself, like more parking, would require them to come back to the Township Planning Commission for reapproval.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
OCTOBER 27, 2021  
DRAFT MINUTES  
Page 4 of 6**

Mark Wilson reiterated minimal outdoor changes would be made. It was also noted that the project was reviewed by the Dixboro Design Review Board.

Mr. Wilson stated anything but standard household waste would go in a separate waste collection.

Steele inquired about overnight boarding.

Wilson explained any animals needing to stay for overnight care will be referred out to emergency care in the area.

It was reiterated that there will be no entry from Church Street.

Motion by Commissioner Findley supported by Commissioner, to approve STPC 21-03 Arbor Hills Animal Clinic Conditional Use Permit as depicted on plans dated September 17, 2021; finding that it complies with all Conditional Use standards set forth in Section 11.05 of the Charter Township of Superior Zoning Ordinance, with the following conditions:

1. There shall be no overnight boarding of animals or emergency animal clinic hours.
2. There shall be no outdoor dog run.
3. All parking lot lighting shall be turned off no later than 30 minutes after closing of business.
4. No onsite cremation.
5. No unsupervised outdoor care of animals.

Roll Call:

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

No: None.

Absent: None.

Abstain: None.

The motion carried.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
OCTOBER 27, 2021  
DRAFT MINUTES  
Page 5 of 6**

11. NEW BUSINESS

A. STPC 21-04 Arbor Hills Animal Clinic Combined Preliminary/Final Site Plan

Mr. Wilson stated he has met with the Washtenaw County Road Commission and the Washtenaw County Water Resources Commission. Filtration testing of the site will be occurring soon. Mr. Wilson also noted that site lighting will consist of three overhead lights in the parking lot.

Motion by Commissioner Brennan supported by Commissioner Sanii-Yahyai to approve STPC 21-04 Arbor Hills Animal Clinic Preliminary Site Plan as depicted on plans dated September 17, 2021; finding that it complies with all Site Plan standards set forth in section 10.10 and Vet Clinic standards set forth in Section 5.110 of the Charter Township of Superior Zoning Ordinance, with the following conditions:

1. Provide landscaping plan.
2. Provide additional landscaping screening at the rear of the site.
3. Provide lighting plan in compliance with section 14.11.
4. Obtain outside agency approvals.
5. Address any outstanding Township Engineer comments from their October 15, 2021 memo.

Roll Call:

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

No: None.

Absent: None.

Abstain: None.

The motion carried.

12. POLICY DISCUSSION

Ben Carlisle stated the Planning Commission has two representatives on the Master Plan Steering Committee. The next meeting of the Committee is December 16<sup>th</sup>.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
OCTOBER 27, 2021  
DRAFT MINUTES  
Page 6 of 6**

13. ADJOURNMENT

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

Motion Carried.

The meeting was adjourned at 8:17 pm.

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

## SITE PLAN REVIEW APPLICATION

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

**APPLICANT NAME** David Kassab

**NAME OF PROPOSED**

**DEVELOPMENT** Hyundai Safety Testing and Inspection Lab (STIL)

- APPLYING FOR**
- PRELIMINARY SITE PLAN
  - FINAL SITE PLAN
  - COMBINED PRELIMINARY AND FINAL SITE PLAN  
(Combination is at discretion of Planning Commission)
  - MINOR SITE PLAN
  - MAJOR/MINOR CHANGE DETERMINATION
  - ADMINISTRATIVE REVIEW

WILL PROJECT BE PHASED?  YES  NO

IF PROJECT IS PHASED COMPLETE THE FOLLOWING:

- Total number of phases \_\_\_\_\_
- Phase number of current application \_\_\_\_\_
- Name and date of preliminary site plan approval \_\_\_\_\_

- \_\_\_\_\_
- Date of Previous Phase Approvals:

Phase #	_____	Date	_____
Phase #	_____	Date	_____
Phase #	_____	Date	_____
Phase #	_____	Date	_____

**SEEKING ADDITIONAL APPROVAL FOR A CONDITIONAL USE**  YES  NO

\_\_\_\_\_  
Signature of the Clerk or Designee

\_\_\_\_\_  
Date of Receipt of Application

\_\_\_\_\_  
Amount of Fee



**GENERAL INFORMATION**

- Name of Proposed Development Hyundai Safety Testing and Inspection Lab (S)
- Address of Property 6800 Geddes Road
- Current Zoning District Classification of Property PM

Is the zoning classification a Special District as defined by Article 7 ?  YES  NO

- Has this property been the subject of a rezoning request, Zoning Board of Appeals petition or other Township action with the past five (5) years?  YES  NO

Please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Tax ID Number(s) of property 38-2670894
- Site Location - Property is located on (circle one) N  E W side of Geddes Road between LeForge and Superior Roads.
- Legal Description of Property (please attach a separate sheet)  
*Where a metes and bounds description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor and shall correlate with the legal description.*

**Site Area (Acreage) and Dimensions**

- Are there any existing structures on the property?  YES  NO

Please explain: Existing HATCI industrial automotive building containing work place and lab areas constructed in 2005.  
\_\_\_\_\_  
\_\_\_\_\_

**PROPOSED LAND USE**

- Residential       Office       Commercial       Other

If other, please specify Industrial - Automotive

- Number of units N/A
- Total floor area of each unit N/A
- Give a complete description of the proposed development.  
STIL building will be approx. 100,000SF and contain offices, workshops, and lab areas.  
FCIL building will be approx. 36,000SF and contain observation labs and crash hall.  
Site improvements include 400 meter straight track, vehicle test pad, and battery lab.

**ESTIMATED COSTS**

- Buildings and other structures \$28,000,000.00
- Site improvements \$7,000,000.00
- Landscaping \$600,000.00
- Total \$35,600,000.00

**ESTIMATED DATES OF CONSTRUCTION**

- Initial construction March 2022
- Project completion August 2023
- Initial construction of phases (IF APPLICABLE) \_\_\_\_\_
- Completion of subsequent phases. (IF APPLICABLE) \_\_\_\_\_
- Estimated date of first occupancy March 2023

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

134894\_Area Plan Amendment\_2021-11-29

**APPLICANT INFORMATION**

- APPLICANTS NAME David Kassab  
Company IBI Group  
Address 25200 Telegraph Rd. Suite 300 Southfield, MI 48033  
Telephone Number 585-747-9125 Email david.kassab@ibigroup.com
- PROPERTY OWNER'S NAME Mark Torigian  
Company Hyundai Motor America  
Address 10550 Talbert Ave. Fountain Valley, CA 92708  
Telephone Number 734-337-2298 Email MTORIGIAN@HATCI.COM
- DEVELOPER'S NAME Mark Torigian  
Company Hyundai America Technical Center, Inc.  
Address 6800 Geddes Rd. Ypsilanti, MI 48198  
Telephone Number 734-337-2298 Email MTORIGIAN@HATCI.COM
- ENGINEER'S NAME Gregg Tannar  
Company IBI Group  
Address 25200 Telegraph Rd. Suite 300 Southfield, MI 48033  
Telephone Number 248-936-8000 Email gregg.tannar@ibigroup.com
- ARCHITECT/PLANNER'S NAME Gregg Stouder  
Company IBI Group  
Address 25200 Telegraph Rd. Suite 300 Southfield, MI 48033  
Telephone Number 248-936-8000 Email gregg.stouder@ibigroup.com

**The applicant indicated on page 4 must sign this application. All correspondence regarding the application and plan will be directed to the applicant. If the applicant is not the property owner, the owner's signed consent must also be provided with this application.**

**APPLICANT'S DEPOSITION**

I hereby depose and certify that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of my knowledge.

APPLICANT'S PRINTED NAME: David Kassab

APPLICANT'S SIGNATURE David Kassab Digitally signed by David Kassab  
DN: cn=US, e=David.kassab@bgroup.com, o=Bill Group,  
ou=David Kassab  
Reason: I am approving this document  
Contact info: 526-747-9125  
Date: 2021.12.10 15:31:19-0500' DATE 2021-12-10

PROPERTY OWNER'S PRINTED NAME \_\_\_\_\_

PROPERTY OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

## Legal Descriptions of Parcels:

- Parcel Number: J -10-32-100-003: ASSR REQ QCD L4621 P837 06/08/04 SU 32-1A PCL "I" COM AT NE COR OF SEC 32, TH S 87-03-35 W 60.00 FT TO A POB, TH S 02-12-36 E 2118.18 FT, TH S 87-03-35 W 1140.10 FT, TH N 02-12-36 W 2118.18 FT, TH N 87-03-35 E 1140.10 FT TO THE POB. PT OF NE 1/4 SEC 32, T2S-R7E. 55.44 AC. SPLIT ON 06/09/2004 FROM J -10-32-100-001;
- Parcel Number: J -10-32-100-007: OWNER REQUEST SU 32-1B-1A PCL " II-A " COM AT NE COR OF SEC 32, TH S 02-12-36 E 2178.18 FT TO A POB, TH CONT S 02-12-36 E 369.59 FT, TH S 87-33-10 W 1803.00 FT, TH S 02-12-36 E 108.00 FT, TH S 87-33-10 W 504.33 FT, TH N 02-00-37 W 2636.05 FT, TH N 87-03-35 E 1098.21 FT, TH S 02-12-36 E 2178.18 FT, TH N 87-03-35 E 1200.10 FT TO THE POB. PT OF NE 1/4 SEC 32, T2S-R7E. 75.40 AC. SPLIT ON 03/06/2007 FROM J -10-32-100-005, J -10-32-100-006;

## AREA PLAN PETITION

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

**APPLICANT NAME** David Kassab (IBI Group)

**NAME OF PROPOSED DEVELOPMENT** Hyundai STIL (Safety Testing and Investigation Lab)

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

**FEES (adopted by the Superior Township Board on 08-20-18):** 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
<b>Total:</b>	<b>\$5,900.00</b>

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** \_\_\_\_\_ **Fee Paid** \_\_\_\_\_

**Signature of Township Clerk or Designee** \_\_\_\_\_

## GENERAL INFORMATION

- Name of Proposed Development Hyundai STIL (Safety Testing and Investigation Lab)
- Address of Property 6800 Geddes Rd, Superior Charter Twp, MI 48198
- Current Zoning District Classification of Property PM - Planned Manufacturing
- 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 38-2670894
- Site Location - Property is located on (circle one) **N** SE **W** side of Geddes Road between LeForge and Superior 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 127 Acres, 2,231' x 2,493'
- Are there any existing structures on the property?  YES  NO  
Please explain: Existing HATCI industrial automotive building containing work place and lab areas constructed in 2005.  
\_\_\_\_\_

## PROPOSED LAND USE

- Residential       Office       Commercial       Other

If other, please specify Industrial - Automotive

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

**APPLICANT INFORMATION**

- APPLICANT'S NAME David Kassab  
Company IBI Group  
Address 25200 Telegraph Rd. Suite 300 Southfield, MI 48033  
Telephone Number 586-747-9125 Email david.kassab@ibigroup.com
- PROPERTY OWNER'S NAME Mark Torigian  
Company Hyundai Motor America  
Address 10550 Talbert Ave. Fountain Valley, CA 92708  
Telephone Number 734-337-2298 Email Mtorigian@Hatci.com
- DEVELOPER'S NAME Mark Torigian  
Company Hyundai America Technical Center, Inc.  
Address 6800 Geddes Rd. Ypsilanti, MI 48198  
Telephone Number 734-337-2298 Email MTORIGIAN@HATCI.COM
- ENGINEER'S NAME Gregg Tannar  
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Company IBI Group  
Address 25200 Telegraph Rd. Suite 300 Southfield, MI 48033  
Telephone Number 248-936-8000 Email gregg.stouder@ibigroup.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), developers(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: David Kassab

APPLICANT'S SIGNATURE *David Kassab* DATE Oct 28, 2021  
David Kassab [Oct 28, 2021 16:42 EDT]

PROPERTY OWNER'S PRINTED NAME Mark Torigian

PROPERTY OWNER'S SIGNATURE *Mark Torigian*  
Mark Torigian [Oct 28, 2021 15:00 EDT]



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: November 9, 2021  
December 2, 2021

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

**Applicant:** Hyundai America  
**Project Name:** HATCI Michigan R & D Center  
**Location:** 6800 Geddes Rd  
**Plan Date:** November 29, 2021  
**Zoning:** PM / Planned Manufacturing  
**Action Requested:** Area Plan

**PROJECT DESCRIPTION**

The applicant has submitted an Area Plan application to expand the existing Hyundai America facility on Geddes Road. The proposed expansion is for research and development operations. Proposed improvements include:

- +/- 100,000 sq.ft office/research building
- +/- 36,000 sq.ft office/research building
- Outdoor testing area: outdoor gravel testing area and post-crash vehicle storage area and 400-meter straight test track.
- +/- 150,000 sq.ft parking lot for handling and steering testing
- 213 parking spaces for employee and visitor parking

Hyundai America has an existing approved Area Plan. The proposed improvements noted above would constitute an amendment to the approved area plan.

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, consider if the amendment is a major or minor amendment, hold a public hearing, and consider public comments, and make a recommendation to the Township Board.

**SITE**



**Area of proposed work:**



Size of Subject Property:

The parcel is 135 acres

Proposed Uses of Subject Parcel:

Construction of R and D and testing facilities

Current Use of Subject Property:

R and D and Office

Current Zoning:

The property is currently zoned PD, Planned Manufacturing District.

Surrounding Property Details:

Direction	Zoning	Use
North	A2, Agricultural District,	Vacant
South	A2, Agricultural District, R-4 Single-Family Residential District	Vacant
East	PD, Planned Development	Vacant
West	A2, Agricultural District	Vacant

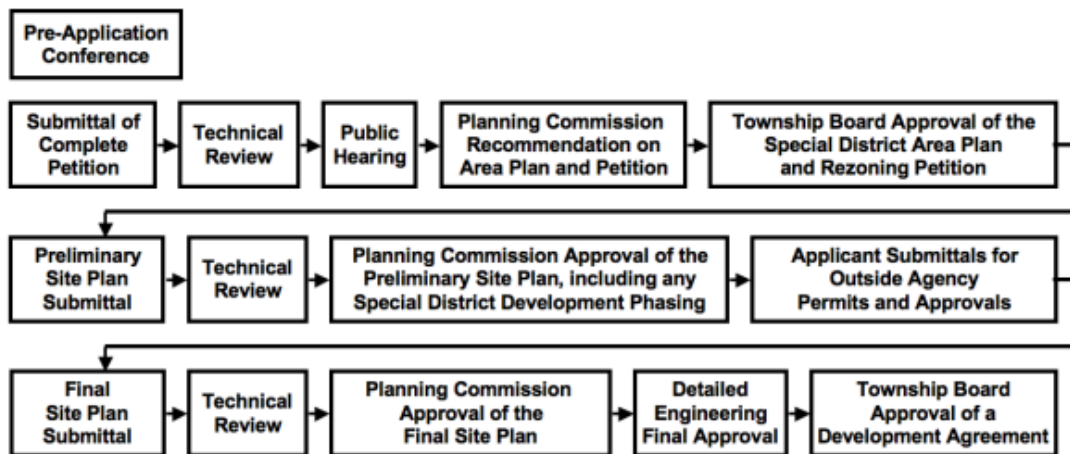
**PROCESS**

The process to amend an Area Plan is outlined in section 7.100 of the zoning ordinance.

Effective Date: **August 14, 2008**

**Article 7  
Special District Regulations**

**SECTION 7.100  
REVIEW PROCEDURES**



The Planning Commission is asked to make a determination if this is a major or minor amendment. If the Planning Commission determines it is a major amendment, the Planning Commission is to hold a public hearing on the major amendment and make a recommendation to the Township Board. If the Township Board approves the Area Plan amendment, the applicant then would proceed to the preliminary site plan submittal stage.

**CONSIDERATION OF MAJOR OR MINOR AMENDMENT TO AREA PLAN**

As noted, Hyundai America has an existing approved Area Plan. The first step is for the Planning Commission to determine if the proposed amendment is major or minor. Major and minor amendment determination is set forth in section 7.106:

Major Changes.

*Changes to be considered major shall include, but shall not be limited to the following:*

- 1. Change in concept of the development.*
- 2. Change in use or character of the development.*
- 3. Change in type of dwelling unit or other structure as identified on the approved Area Plan.*

4. *Increase in the number of dwelling units or other structures.*
5. *Increase in non-residential floor area of over five percent (5%)*
6. *Increase in GFC or FAR of the entire Special District of more than one percent (1%).*
7. *Rearrangement of lots, blocks or building tracts.*
8. *Reduction in land area set aside for common area open space or the relocation of such area(s).*
9. *Increase in building height.*
10. *Any change that will have an adverse impact on neighboring properties or uses.*

Minor Changes.

*Changes to be considered minor shall include, but shall not be limited to the following:*

1. *A change in residential floor area.*
2. *An increase in non-residential floor area of five percent (5%) or less.*
3. *Minor variations in layout that do not constitute major changes.*
4. *An increase in GFC and FAR of the entire Special District of one percent (1%) or less.*
5. *A decrease in the number of approved dwelling units*

We recommend that the amendment be considered a major amendment:

- a. The applicant proposes an increase in the number structures.
- b. The applicant proposes an increase in non-residential floor area of over five percent (5%)
- c. The applicant proposes an increase in GFC or FAR of the entire Special District of more than one percent (1%).

If the Planning Commission agrees, the Planning Commission is asked to hold a public hearing.

## MASTER PLAN

The site is located in the Employment Center of the Geddes Road Urban Sub-area of the Master Plan. This area as described in the Master Plan:

*The portion of the Urban Service Area south of Geddes Road and centered around the LeForge Road intersection is the Township's "Technology Center," and is intended to serve as an "employment center" for the Township (See Map 6-4, Future Land Use). The Hyundai-Kia Motors North American Technical Center occupies 55 acres on the west side of LeForge Road, with additional land reserved for future expansion of this facility.*

*Future development of this Technology Center is intended to establish an integrated, campus-like development pattern consistent with the desired character of the Urban Service Area. Development of this area will take place in a coordinated manner, with preservation of significant natural features in accordance with Township Zoning Ordinance requirements, provision of an integrated road network, pedestrian and vehicular connections between sites, and extension of public utilities only in accordance with Township utility plans and the "Urban Service Area" section of this Master Plan.*

*Planned future land uses include research and development (R & D) operations, high technology operations, light manufacturing associated with R & D, and accessory support businesses intended to serve the needs of employees in the area. Such support businesses are intended to be subordinate to the principal "Technology Center" operations, and should be clustered and arranged to support such operations. This portion of the Urban Service Area is not intended to become a principal commercial center. Examples of such support businesses include limited-scale retail, food services, offices, and personal services (such as dry cleaning pick-up/drop-off, cafes and coffeehouses, and financial services). – Page 6-14*

Planned future land uses include research and development (R & D) operations. The expansion of the Hyundai facility was noted in the approved Master Plan, and is consistent with Growth Management Policies.

## NATURAL FEATURE IMPACT

The applicant has conducted a natural resource impact review, which includes review of impacts to wetland, floodplain, stream, threatened and endangered species, and woodlands.

**Wetlands:** Five (5) regulated wetlands, totaling 0.68 acres, were identified within the project area. The application does not appear to impact any wetland but will encroach minimally into one (1) 25-foot wetland buffer setback. An EGLE permit may be required. The applicant should confirm.

**Flood Plain:** No work is proposed with a flood plain

**Stream:** The field investigation identified one (1) perennial stream and one (1) ephemeral stream within the Project Area. The streams are regulated by EGLE.

**Threatened and Endangered Species:** The Threatened and Endangered Species Memorandum identified one potential constraint, specific to the potential presence of Indiana bats and northern long-eared bats and their suitable habitat, that should be considered during the planning and design of the proposed Project.

**Woodlands:** The applicants identified Tree Survey identified 1,182 regulated trees within the Project Site, including 230 landmark trees and 1 sovereign tree. The type and size of these surveyed trees fall within a range of tree replacement standards. The applicant did not indicate how many trees would be removed as part of the project. If the Area Plan amendment is approved, the applicant is required to provide details regarding tree impacts and the subsequent replacement requirements under the Superior Township Zoning Ordinance, Article 14.



Detailed review of wetlands, stream, threatened and endangered species, and woodlands will be conducted as part of the site plan review. EGLE permits may be required.

## AREA PLAN STANDARDS

Area Plan Standards are set forth in section 7.102:

The Planning Commission shall determine and provide evidence in its report to the Township Board that the petition meets the following standards:

1. Growth Management Plan policies. The proposed development shall conform to the adopted Growth Management Plan.
2. Ordinance standards. The proposed development shall conform to the intent, regulations, and standards of the proposed Special District and this Ordinance.
3. Public facilities. The proposed development shall be adequately served by public facilities and services, such as highways, streets, police and fire protection, drainage courses, water and sanitary sewer facilities, and refuse disposal, or that the persons or agencies responsible for the proposed development shall be able to provide, in a manner acceptable to the Township Board, such facilities and services.
4. Open space and recreation areas. The common open space, any other common properties, individual properties, and all other elements of a Special District are so planned that they will achieve a unified open space and recreation area system, with open space and all other elements in appropriate locations, suitably related to each other, the site, and the surrounding land.
5. Common areas and improvements. The petitioner shall have made satisfactory provision to ensure that those areas shown on the plan for use by the public or by occupants of the development will be or have been irrevocably committed for that purpose. Provisions shall have been made to provide for the financing and maintenance of improvements shown on the plan for open space areas, and common use areas which are to be included within the development.
6. Location and layout. The location of the proposed uses, layout of the site, and its relation to streets giving access to it, shall be such that traffic to, from, and within the site, and assembly of persons in connection therewith, will not be hazardous or inconvenient to the project or the neighborhood. In applying this standard, the Planning Commission shall consider, among other things, convenient routes for pedestrian traffic, particularly of children, relationship of the proposed project to main thoroughfares and street intersections, and the general character and intensity of the existing and potential development of the neighborhood.
7. Compatibility of land uses. The proposed use(s), mix of housing unit types and densities, or mix of residential and non-residential uses shall satisfy the intent of the proposed Special District, conform to applicable use standards and limitations, and be acceptable in terms of convenience, privacy, compatibility, and similar standards.
8. Minimize adverse impacts. That noise, odor, light, or other external effects from any source whatsoever, which is connected with the proposed use, will not adversely affect adjacent and neighboring lands and uses.

9. Preservation of natural features. The proposed development shall create a minimum disturbance to natural features and landforms.
10. Streets. Streets shall follow topography, be properly spaced, and be located and aligned in accordance with the intended function of each street. The property shall have adequate access to public streets. The plans shall provide for logical extensions of public streets and shall provide suitable street connections to adjacent parcels, where applicable.
11. Pedestrian facilities. Major pedestrian circulation shall be provided for within the site and shall interconnect all use areas, where applicable. The pedestrian system shall provide for logical extensions of pedestrian ways outside the site, and pedestrian connections to the site boundaries, where applicable.

We find that the proposed amendment to the existing Hyundai America PD is consistent with the standards set forth in section 7.102:

- a. Planned future land uses in the Master Plan include research and development (R & D) operations. The expansion of the Hyundai facility is noted in the Master Plan and consistent with Growth Management Policies.
- b. The applicant's addition will require the removal of standing trees, which will be mitigated, but the addition is avoiding any work in a flood plain or the Snidecar Drain. The applicant has attempted to design the site to limit impacts upon natural features. A detailed review of natural future impact will be conducted during site plan review.
- c. Provided the applicant is able to mitigate noise and lighting impact through site plan improvements, the impact upon adjacent properties shall be minimal.
- d. Through thoughtful site planning, the site expansion can be compatible with surrounding lands uses.
- e. The site is encumbered with wetlands, tree stands, and two streams. The layout and location of the proposed expansion seem logical in order to reduce impact upon those natural features.

If the Area Plan amendment is approved by the Township Board, the applicant will be required to submit a detailed site plan for Planning Commission review. As part of the future site plan review the applicant shall consider minimizing the impact upon the sites natural features and reducing impacts specifically noise and light of outdoor testing facilities upon adjacent properties.

## SUMMARY

The Planning Commission is asked to make a determination if this is a major or minor amendment. If the Planning Commission determines it is a major amendment, the Planning Commission is to hold a public hearing on the major amendment and make a recommendation to the Township Board.

We recommend that this be considered a major amendment. Furthermore, we find that the proposed amendment to the existing Hyundai America PD is consistent with the standards set forth in section 7.102.

HATCI R & D Center  
December 2, 2021



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

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



December 10, 2021

**CHARTER TOWNSHIP OF SUPERIOR**

3040 N. Prospect Road  
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **Hyundai Site Expansion  
Area Plan - Review No. 2  
OHM Job No. 0140-21-0120**

Dear Ms. Findley,

On behalf of the Township, we have reviewed the Area Plan submittal for the above referenced project, as submitted to the Township on November 30, 2021. We recommend approval of this Area Plan and offer the following comments related to engineering aspects of the area plan submittal to be addressed by the Applicant in later stages of the project.

1. The existing site is currently serviced by a private on-site water system with a ground storage tank and booster pump building facility with private on-site distribution mains, including a 12" fire main system providing flow to fire hydrants serving the site. This private water system is supplied by the Township water distribution system through a single 12" connection to the Township's public water main along LeForge Rd. This Area Plan submittal includes a new fire water main loop expansion off the private 12" fire main to provide fire protection in the expansion area. The Applicant has indicated to us that they do not intend to modify the way they currently draw and store water from the Township water system to accommodate their fire system supply needs.

Also, the Applicant is proposing a new separate 4" domestic water service connection with a check valve at the Township's public water main along LeForge Rd as indicted on the Area Plan rather than an extension from the existing private on-site domestic water main system. We assume that this new domestic water service is intended to be part of Hyundai's private water system, and metering of this private water service will be examined as part of the future site plan stage submittal. The Applicant's Engineer has provided preliminary average and peak daily water demand flows for this domestic water service connection, and initial evaluation of these preliminary flows do not appear to impact the Township's water distribution system.

2. Sanitary sewer service is currently provided to the existing site through a private on-site sanitary lift station and 4" force main connecting to the Township's LeForge Road gravity sanitary sewer. That Township sanitary sewer on LeForge Rd carries flow to the public Clark Road sanitary pump station which is currently being replaced by the Township (as part of a capital improvement project). The current area plan submittal includes a new gravity sanitary sewer extension onto the Hyundai site connecting to the Township's public sanitary sewer on LeForge Rd rather than installing new sanitary sewer to flow through the existing Hyundai private lift station. The Applicant's Engineer has provided preliminary sanitary flow calculations for the proposed buildings related to the site expansion, and initial evaluation of these preliminary flows indicate that there appears to be adequate downstream sewer capacity and pump station capacity for these flows.



3. It is anticipated that this new 8” gravity sanitary sewer extension onto the site will be a public Township sanitary sewer within an easement dedicated to the Township. The Applicant should clarify the intent regarding jurisdiction of the new on-site sanitary sewer, and if the new 8” sanitary sewer would be public.
4. On sheet CE-001 of the Area Plan set, note #3 includes references to the Washtenaw County Water Resources Commissioner (WCWRC) and Detroit Water & Sewerage Department (DWSD) for sanitary sewer and potable water permits and approvals. These agency references should be deleted for sanitary sewer and potable water as they do not have jurisdiction on these items. Also, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) should be added as one of the potential sanitary sewer approval agencies.
5. The future stormwater management design on the site plan should be consistent with Washtenaw County Water Resources Commission (WCWRC) Standards. Review and approval from WCWRC will be required at a later stage in the project.
6. The proposed outlet from the easterly detention facility is shown connecting to the LeForge Road ditch system. Review and approval from the Washtenaw County Road Commission (WCRC) may be required at a later stage in the project for this discharge and ROW disturbance.
7. It is anticipated that the proposed outlet from the westerly detention facility may need an NPDES discharge permit at a later stage in the project, since it will discharge to a water of the state. Also, if there will be impact to the 100-year floodplain an EGLE permit may be required in future.
8. The future soil erosion and sedimentation control (SESC) measures on the site plan should meet the requirements of the WCWRC Standards and will be required at a later stage in the project.
9. The parking lot and site grading to be included in future site plan submittals should be consistent with Township Engineering Standards and will be reviewed during future site plan stages of the submittal process.

If you have any questions regarding our review, please do not hesitate to contact me at (734) 466-4439, or Cresson Sloten at (734) 466-4585.

Sincerely,  
**OHM Advisors**

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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)  
Paul Montagno, CWA  
Cresson Sloten, OHM  
file

# **Superior Township Monthly Report**

## **October/November 2021**

### **Resident Complaints/ Debris:**

1821 Hamlet- Piano & Chair on Extension- **(Tagged)**  
1947 Andover- Cabinet on Extension- **(Tagged)**  
8465 Berkshire- Bike & Misc. on Extension- **(Tagged)**  
10263 Avondale- Waterheater on Extension- **(Tagged)**  
8653 Nottingham- Pile of Wood on Extension- **(Tagged)**  
1743 Bridgewater- Cabinet on Extension- **(Tagged)**  
1715 Hamlet- Sofa & 2 Cabinets on Extension- **(Tagged)**  
1708 Dover Ct.- Debris on Extension- **(Tagged)**  
1604 Harvest Ln.- Fence on Extension- **(Tagged)**  
1719 Bridgewater- Dishwasher on Extension- **(Tagged)**  
8503 Berkshire- 2 Chairs on Extension- **(Tagged)**  
1022 Stamford Rd.- Debris on Extension- **(Tagged)**  
2146 Sheffield- Mattress & B/spring on Extension- **(Tagged)**  
9071 Arlington- Grill & B/Hoop on Extension- **(Tagged)**  
1722 Stephens Dr.- Broken Bed on Extension- **(Tagged)**  
1934 Andover- 2 Sofas on Extension- **(Tagged)**

### **Vehicle Complaints:**

1560 Wiard Rd.- Vehicle Parked on Lawn- **(Tagged for Removal)**  
8594 Somerset- Trailer in Driveway- **(Tagged for Removal)**  
1558 Sheffield- Trailer Chained to Light Pole- **(Tagged for Removal)**  
1943 Savannah- Trailer in Driveway- **(Tagged for Removal)**  
1844 Hamlet- Vehicle on Jacks- **(Tagged for Removal)**  
Bridgewater & Barrington- Vehicle on Flat Tires- **(Tagged)**  
1546 Harvest Ln.- Vehicle Parked on Lawn- **(Tagged)(Letter Sent to Owner)**  
9246 Abbey Ln.- Trailer in Street- **(Tagged for Removal)**  
1943 Savannah- Truck Leaking Oil- **(Tagged for Removal)**

### **Grass & Branches:**

9100 Panama Ave.- Branches on the curb- **(Tagged)**  
9239 Panama Ct.- Branches thrown on Township property- **(Tagged)**  
8624 Hemlock Ct.- Grass Needs Cutting- **(Spoke with Owner)**

**Animal Complaint:**

10213 Savannah- Dog Barking All Hours of the day- **(Tagged)**

**Illegal Dumpings:**

Busted Refuse Bag on Ford Rd & Berry- **(Gone)**

Mattress Dumped Across from Golf Club on Dawn Ave

On Vreeland Rd.- Fans & Misc. Junk Dumped on side of road

Mattress Dumped on Warren Rd by Gotfredson Rd.

Sofa Dumped on Napier Rd by Cherry Hill Rd.

**SUPERIOR TOWNSHIP BUILDING DEPARTMENT**  
**MONTH-END REPORT**  
**November 2021**

Category	Estimated Cost	Permit Fee	Number of Permits
<b>Com/Multi-Family Renovations</b>	<i>\$331,000.00</i>	<i>\$1,187.00</i>	<i>3</i>
<b>Com-Other Non-Building</b>	<i>\$10,000.00</i>	<i>\$150.00</i>	<i>1</i>
<b>Electrical</b>	<i>\$0.00</i>	<i>\$5,014.00</i>	<i>52</i>
<b>Mechanical</b>	<i>\$0.00</i>	<i>\$10,207.00</i>	<i>131</i>
<b>Plumbing</b>	<i>\$0.00</i>	<i>\$11,147.00</i>	<i>160</i>
<b>Res-Additions (Inc. Garages)</b>	<i>\$110,000.00</i>	<i>\$645.00</i>	<i>1</i>
<b>Res-Other Building</b>	<i>\$29,500.00</i>	<i>\$200.00</i>	<i>2</i>
<b>Res-Other Non-Building</b>	<i>\$248,106.00</i>	<i>\$910.00</i>	<i>6</i>
<b>Res-Renovations</b>	<i>\$81,802.00</i>	<i>\$532.00</i>	<i>2</i>
<b>Totals</b>	<b><i>\$810,408.00</i></b>	<b><i>\$29,992.00</i></b>	<b><i>358</i></b>



SUPERIOR TOWNSHIP BUILDING DEPARTMENT  
YEAR-TO-DATE REPORT

January 2021 To Date

Category	Estimated Cost	Permit Fee	Number of Permits
<b>Com/Multi-Family New Building</b>	<i>\$3,650,000.00</i>	<i>\$0.00</i>	<i>1</i>
<b>Com/Multi-Family Renovations</b>	<i>\$1,745,265.00</i>	<i>\$7,033.00</i>	<i>5</i>
<b>Com-Other Non-Building</b>	<i>\$310,000.00</i>	<i>\$1,950.00</i>	<i>10</i>
<b>Electrical</b>	<i>\$0.00</i>	<i>\$72,669.00</i>	<i>609</i>
<b>Mechanical</b>	<i>\$0.00</i>	<i>\$78,393.00</i>	<i>842</i>
<b>Plumbing</b>	<i>\$0.00</i>	<i>\$54,358.00</i>	<i>404</i>
<b>Res-Additions (Inc. Garages)</b>	<i>\$2,498,218.00</i>	<i>\$12,164.00</i>	<i>21</i>
<b>Res-Manufactured/Modular</b>	<i>\$40,000.00</i>	<i>\$600.00</i>	<i>4</i>
<b>Res-New Building</b>	<i>\$17,798,393.00</i>	<i>\$117,769.00</i>	<i>60</i>
<b>Res-Other Building</b>	<i>\$968,158.00</i>	<i>\$6,171.00</i>	<i>52</i>
<b>Res-Other Non-Building</b>	<i>\$1,356,205.00</i>	<i>\$5,315.00</i>	<i>45</i>
<b>Res-Renovations</b>	<i>\$1,796,935.00</i>	<i>\$9,631.00</i>	<i>33</i>
<b>Totals</b>	<b><i>\$30,163,174.00</i></b>	<b><i>\$366,053.00</i></b>	<b><i>2,086</i></b>

# Zoning Report

December 8, 2021

**Masterplan Update**- The next Master Plan Committee meeting is scheduled for Thursday, December 16. The main agenda item will be discussion relating to the community survey results.

**Prospect Pointe East**- This development is now complete with the last Certificate of Occupancy being issued last week. OHM is working with the developer's engineers to close out the project. The water and sewer systems are approved but, the sidewalk ramps and storm system are still under review. Once OHM is satisfied, the project will be complete, and any bonds can be refunded.

**Prospect Pointe West**- A final site plan application and plans were received from Lombardo Companies. Final site plan approval for the entire development was requested however, Lombardo wants to phase the infrastructure development. Township staff and consultants informed Lombardo that if they intend to phase the infrastructure development, they must submit a final site plan for each phase separately prior to that phase commencing construction. Lombardo has agreed and we expect to receive a revised application and plans requesting final site plan approval for phase 1. Included in phase 1, we expect they will submit the mass grading plan for the entire site. In addition, Lombardo has requested that the Township Engineers perform some detailed engineering review of the entire site that would normally occur phase by phase. The Township and OHM have agreed to move forward with the detailed review requested with the understanding that the review will likely require additional escrow funds to be deposited.

**Fairway Glens (AKA "Golfside Village")**- Permits have been issued for all but lot #19 at this site. I would expect that all home construction would be complete within 6 to 8 months. An odd situation has occurred with lot #19. When the original developer ceased construction, the Road Commission required that an additional access be provided from Golfview Drive to Wiard Road. A 39' wide easement existed between lots #19 and #20 however, the road access was installed on lot #19 rather than in the 39' easement. I am not sure but, I believe the Road Commission had the access road constructed using the original developer's bond. I believe the Road Commission will consent to the removal of this access road once the development of phase 2 is complete

as a second access to Wiard will be provided in that phase. In the interim, a retaining wall will need to be constructed at lot #18 in order to meet grading requirements. This wall would be removed if lot #19 was ever developed.

**Woodside Village-** OHM is working with the developer to close out phase 1 of the project. Some sidewalk ramps needed correction and a sewer lead to 1648 Crab Apple Dr. needs to be repaired as video indicates a portion of the service is back pitched and holding water. The homeowner at this address has experienced several sewer back-ups. Construction in phase 2 is progressing well and we expect the developer to request administrative approval to develop the balance of the project sometime this coming spring.

**Zoning Board of Appeals-** The Township has received two separate appeals which will be heard on January 12, 2022. The first appeal was submitted by Matthew Schuster and requests the ZBA interpret seven separate Zoning Ordinance sections as well as an appeal of a decision of the Zoning Official as it relates to 5766 and 5728 Geddes Road. The second appeal was submitted by the Moliere's at 5728 Geddes requesting a variance of setbacks from a private road easement for the purpose of constructing a new home.



Richard Mayernik

Building/Zoning Official