

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION  
SUPERIOR TOWNSHIP HALL  
3040 N. PROSPECT, SUPERIOR TOWNSHIP, MI 48198  
AGENDA  
MARCH 23, 2022  
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 February 23, 2022 regular meeting minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
  - A. Notice of Distribution of Draft Van Buren Township 2022 Sumpter Road Corridor Plan.
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
  - A. STPC 22-01 Southeast Michigan Land Holdings - Rezoning
9. REPORTS
  - A. Ordinance Officer Report
  - B. Building Department Report
10. OLD BUSINESS
11. NEW BUSINESS
  - A. Election of Officers
12. POLICY DISCUSSION
13. ADJOURNMENT

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

Laura Bennett, Planning Clerk  
734-482-6099

## NOTICE OF HEARING

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

**Wednesday  
March 23, 2022  
7:00 p.m.**

The Superior Township Planning Commission will hold a public hearing on Wednesday, March 23, 2022, at 7:00 p.m. at the Superior Township Hall, 3040 N. Prospect, Ypsilanti, MI 48198, on a Zoning District Amendment application from Southeast Michigan Land Holdings to rezone approximately 46.92 acres from R-1 (Single Family Residential) to R-2 (Single Family Residential).

**The property is located at 6595 Plymouth-Ann Arbor Road, Ann Arbor, MI 48105, and the adjacent site to the east.**

Property Tax Code Number(s): J-10-08-400-003 and J-10-08-400-004

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](http://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 & Zoning Administrator  
planning@superior-twp.org  
734-482-6099

**SUPERIOR CHARTER TOWNSHIP  
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FEBRUARY 23, 2022  
DRAFT MINUTES  
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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, Sanii-Yahyai, and 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 Findley and supported by Commissioner Brennan to adopt the agenda as presented. The motion carried.

5. APPROVAL OF MINUTES

A. Minutes of the December 15, 2021 Meeting

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

6. CITIZEN PARTICIPATION

None.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

**SUPERIOR CHARTER TOWNSHIP  
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FEBRUARY 23, 2022  
DRAFT MINUTES  
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9. REPORTS

A. Ordinance Officer Report

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

B. Building Department Report

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

A. Zoning Administrator Report

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

10. OLD BUSINESS

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

Benjamin Carlisle reviewed the Planner's Report dated January 13, 2022.

George Tsakoff reviewed the Engineering Report dated February 16, 2022.

Mr. Gardner asked about the landscaping.

Mr. Wilson stated that four or five trees were shown on the landscape plan, but some residents from Autumn Lane had concerns about screening. Additional trees have been added to the east corner and property line to address those concerns. Now, the entire back property line is slated to be tree-lined.

Commissioner Gardner inquired about the lighting.

Mr. Wilson answered that typically an employee will stay 30 minutes to an hour after closing. Mr. Wilson stated that they hope to have a manual switch to turn the lights off.

**SUPERIOR CHARTER TOWNSHIP  
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Commissioner Dabish-Yahkind asked Mr. Wilson to discuss the style of tree that will be added to the rear property line.

Mr. Wilson stated that there are juniper trees across the back property line.

Commissioner Dabish-Yahkind inquired about the utilities and noise level.

Mr. Mayernik stated that he is looking at the construction drawings now and he can get back to her on that.

Motion by Commissioner Brennan, supported by Commissioner McGill to find that the required standards for Final Site Plan approval as set forth in Section 10.10 Standards for Site Plan Approval have been met and approve the Final Site Plan and Conditional Use Resolution for STPC 21-04 Arbor Hills Animal Clinic with the following conditions:

1. Applicant comply with Conditional Use Resolution
2. Applicant comply with all engineering requirements as noted in the Township Engineering report dated February 16, 2022.

Roll Call:

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

No: None.

Absent: None.

Abstain: None.

The motion carried.

**11. NEW BUSINESS**

**A. STPC 21-05 Hyundai Site Expansion Preliminary Site Plan**

Mr. Carlisle reviewed the Planner's review dated February 8, 2021.

Mr. Tsakoff reviewed the Engineering review dated December February 15, 2022.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
FEBRUARY 23, 2022  
DRAFT MINUTES  
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Commissioner Steele inquired about draining from the west side of the site.

Mr. Tsakoff replied that the applicant will need a permit from EGLE.

Commissioner Gardner asked the applicant about the removal of trees and wetland impacts.

Mark Torigian replied that the test track was moved to avoid the Snidecar drain and as many trees as possible. Also, having the addition to the south side of the property keeps one entry on Geddes Road and one on LeForge Road. It also reduces the visual impact to motorists on the roads.

It was noted that materials used will be white metal and glass. The building will have the same look as the existing building. Also, the height of the building will be under 35 feet.

Mr. Torigian explained that all crashing of vehicles will be done inside. Any fluid and oils will be drained from the vehicle.

Commissioner Dabish-Yahkind asked about the gravel boneyard.

Mr. Torigian stated that a fence will go around the entire site. He added that the gravel boneyard is where cars will wait to be hauled away after testing.

Commissioner Steele inquired about the tree replacement. He asked if the applicant would replace trees on the site or elsewhere in the Township. The applicant did not know at this point.

Motion by Commissioner Findley, supported by Commissioner Brennan to find that the required standards for Preliminary Site Plan approval as set forth in Section 10.10 Standards for Site Plan Approval have been met and to approve the Preliminary Site Plan for STPC 21-05 Hyundai Site Expansion with the following conditions to be submitted as part of the Final Site Plan:

1. Provide a detailed landscape plan including species type and size, tree mitigation requirements, and table of landscape requirements.
2. Provide a detailed tree mitigation/replacement schedule for the landscape plan for the final site plan.

**SUPERIOR CHARTER TOWNSHIP  
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FEBRUARY 23, 2022  
DRAFT MINUTES  
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3. Lighting and photometric plan.
4. Any additional architectural changes based on Planning Commission discussion.
5. Applicant comply with all engineering requirements as noted in the Township Engineering report dated February 16, 2022.

Roll Call:

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

The motion carried.

12. POLICY DISCUSSION

None.

13. ADJOURNMENT

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

Motion Carried.

The meeting was adjourned at 8:05 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



# VAN BUREN CHARTER TOWNSHIP

46425 Tyler Road,  
Van Buren Twp, MI 48111

March 8, 2022

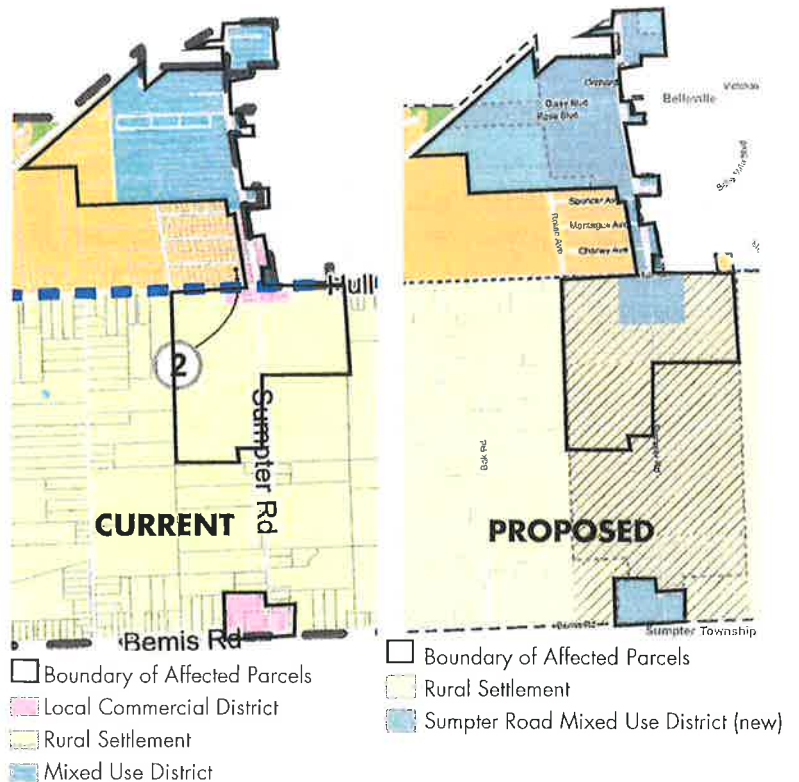
Superior Township  
3040 N. Prospect Road  
Ypsilanti, MI 48198  
Attn: Planning Commission

## **Subject: Notice of Distribution of Draft Van Buren Township 2022 Sumpter Road Corridor Plan**

Dear Superior Township Planning Commission:

Please be advised that the Charter Township of Van Buren has completed a draft amendment to its recently adopted 2020 Master Plan to in the area of the Sumpter Road corridor between Bemis Road and the City of Belleville city limits. Consistent with the provisions of Michigan Public Act 33 of 2008, as amended (the Michigan Planning Enabling Act), the Charter Township of Van Buren Planning Commission is providing this notice. The Plan includes an amendment to the Township's Future Land Use Map to change the future land use designation of property as shown in the image to the right, to Sumpter Road Mixed Use District:

A copy of the Plan is uploaded to the Township's website (<http://vanburen-mi.org>) for your review and comment. As provided in the Act, your organization has forty-two (42) days to provide written comments to the Charter Township of Van Buren Planning Commission. Regular meetings of the Van Buren Township Planning Commission are held on the second and fourth Wednesday of each month, in-person at Van Buren Township Hall, 46425 Tyler Road, Van Buren Township, Michigan 48111, with a remote participation option via a Zoom link with instructions for participation as posted to the Van Buren Township website. Visit <http://vanburen-mi.org> for more information.



We ask that you please submit your comments no later than **Friday, April 22<sup>nd</sup>, 2022** by mail to

P: 734.699.8900 | F: 734.699.5213  
Vanburen-mi.org





# VAN BUREN CHARTER TOWNSHIP

46425 Tyler Road,  
Van Buren Twp, MI 48111

the Van Buren Township Planning Commission, 46425 Tyler Road, Van Buren Township, Michigan 48111, via email to [dpower@vanburen-mi.org](mailto:dpower@vanburen-mi.org), or in person at one of our meetings.

The Planning Commission has worked with its planning consultant, McKenna, regarding preparation of the Master Plan update. If you have any questions regarding the Plan or this review and comment process, please feel free to contact the Van Buren Township Department of Public Services at (734) 699-8913.

Thank you for your cooperation with Van Buren Township's master planning process.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Power".

Dan Power, AICP  
Director of Planning & Economic Development  
*On Behalf of the Van Buren Township Planning Commission*

Mailed: March 8, 2022

## ZONING DISTRICT AMENDMENT APPLICATION

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

### APPLICANT INFORMATION

Name: SE Michigan Land Holdings  
Address: 13001 23 Mile Road, Suite 200  
City: Shelby Township State: MI Zip: 48315  
Telephone: 586-251-2530 Alternate: \_\_\_\_\_  
Fax: \_\_\_\_\_ E-Mail: jthomas@lombardocompanies.com

### PROPERTY OWNER INFORMATION

Name: Kathleen Davids  
Address: 6249 Deering Street  
City: Garden City State: MI Zip: 48135  
Telephone: \_\_\_\_\_ Alternate: \_\_\_\_\_  
Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

### PROPERTY DESCRIPTION

Address: 6595 Plymouth-Ann Arbor Road, Ann Arbor, MI 48105  
Tax Parcel Number: J-10-08-400-003 & J-10-08-400-004  
Legal Description: See attached  
\_\_\_\_\_  
\_\_\_\_\_

**ZONING DISTRICT**

Current R-1 Proposed: R-2

**DRAWING OF PROPERTY:** Attach a scaled drawing of the property in this petition, showing lot line dimensions, bearings, section corner reference, and the use and Zoning District of each adjacent parcel of land. Requests for PC, PM or VC Districts require a site plan that complies with the requirements in Article 7 of the Superior Township Zoning Ordinance.

**REASONS FOR THE PROPOSED ZONING DISTRICT AMENDMENT**

Rezoning is proposed for the development of an estate residential subdivision, having 1-acre minimum lot size, which is consistent with the Township Master Plan land use for the property, and appropriate based on surrounding uses.

Attached hereto and made a part of this application are submitted the following:

- Drawings, all on sheets 11 inches by 8 ½ inches in size, drawn to scale, and correlated with the legal description; vicinity map clearly showing location of property, adjacent land uses and zoning classifications.
- A letter of authority or power of attorney in the event the petition is made by a person other than the owner of the property, signed by the owner.
- Complete legal description of the premises, including street address (if applicable.)
- Any additional information or documentation required by the Zoning Ordinance for petition review (for example site plans as required when a rezoning petition is for a Special District such as Planned Community).

I hereby depose and say that all the above statements and statements made in the papers and documents submitted herewith are true and correct. I also hereby acknowledge and understand what is required of a petitioner under Article 18 of the Superior Township Zoning Ordinance before consideration of a zoning district amendment.

Signature of Applicant Linda E Walker

Signature of Owner (s) Linda E Walker

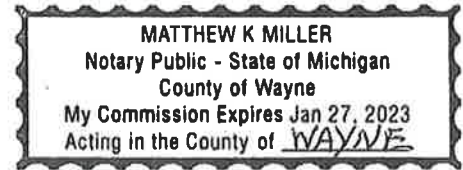
Sworn to before me this 10<sup>th</sup> day of January 20 22

My commission expires 1/27/2023

Superior Charter Township, 3040 N. Prospect Rd., Ypsilanti, MI 48198  
Telephone: 734-482-6099 Website: [superiortownship.org](http://superiortownship.org) Fax 734-482-3842

Wayne  
(Notary Public, ~~Washtenaw~~ County, Michigan)

To be filled in by Township Clerk or Designee: I hereby state that this application was properly received and  
filed on 10-2022 . Signature Matthew K. Miller



Parcel Address:

6595 PLYMOUTH-ANN ARBOR RD, ANN ARBOR, MI 48105

Owner:

DAVIDS KATHLEEN  
6249 DEERING  
GARDEN CITY, MI 48135

Parcel ID:

J-10-08-400-003

Description:

\*OLD SID J-10-008-044-00 SU 8-9D-1 COM AT SE COR OF SEC, TH W 1000 FT IN S LINE OF SEC, TH N 5 DEG 56' EAST 1835.64 FT, TH S 16 DEG 30' E 50 FT, TH S 73 DEG 30' W 259.66 FT IN CENT OF ROAD FOR PL OF BEG, TH N 29 DEG EAST 71.35 FT IN CENT OF CREEK, TH N 37 DEG 50' EAST 379.31 FT IN CENT OF CREEK, TH 38 DEG 41'30" E 296.77 FT IN CENT OF CREEK, TH N 24 DEG 32' W TO A POINT IN E & W 1/4 LINE 724.89 FT W OF E 1/4 COR, TH W TO NW COR OF E 1/2 OF SE 1/4, TH S IN W LINE OF E 1/2 OF SE 1/4 TO CENT OF HWY, TH NELY ALONG HWY TO PL OF BEG, BEING PART OF NE 1/4 OF SE 1/4, EXC THAT PART LYING N OF A LINE 103 FT S OF, MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE REFERENCE LINE OF EAST BOUND ROADWAY OF LIMITED ACCESS HWY. M-14 SEC 8 T2S-R7E 7.05 AC.

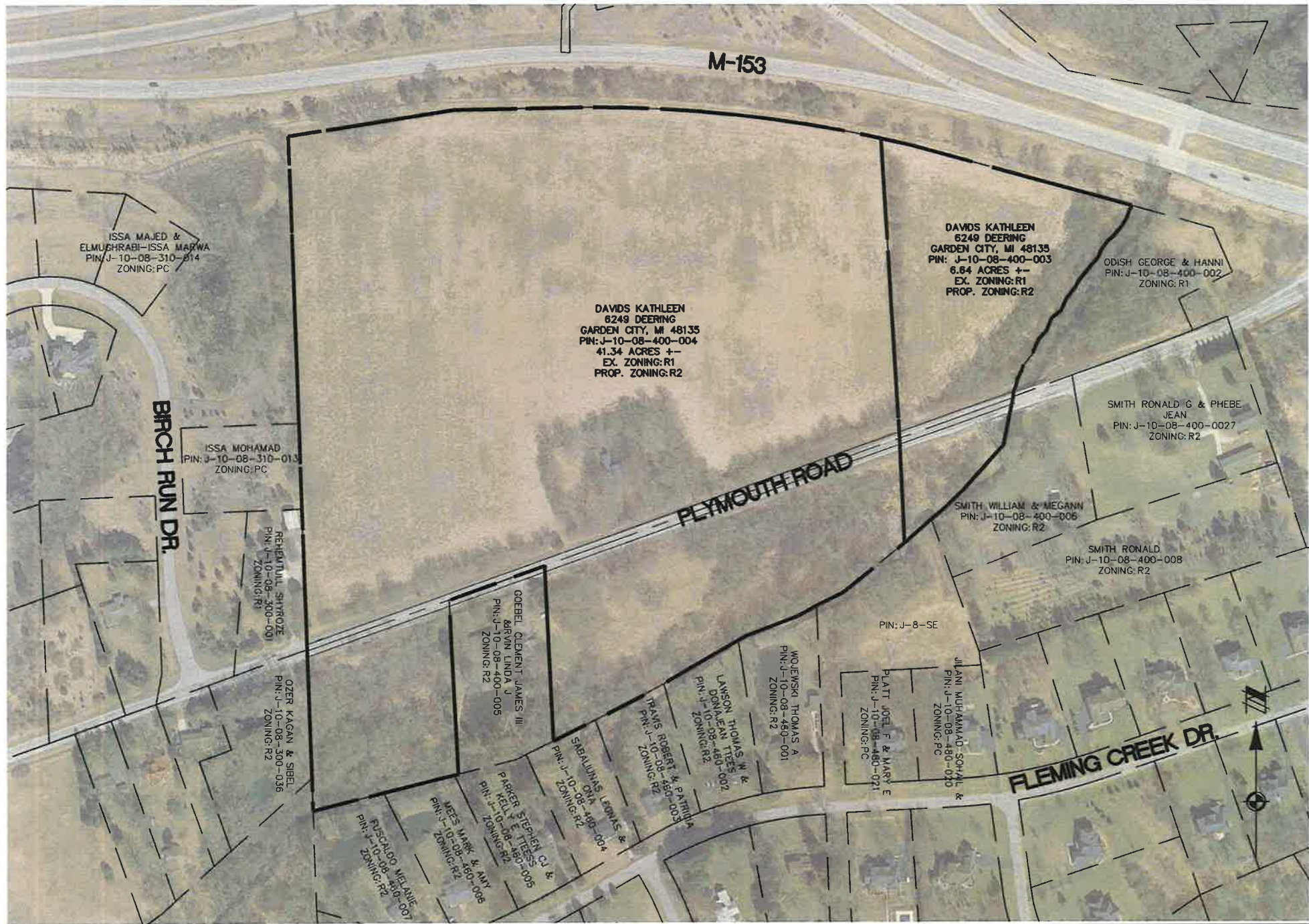
Parcel ID:

J-10-08-400-004

Description:

\*OLD SID - J 10-008-030-00 SU 8-7-A COM AT SE COR OF W 1/2 OF SE 1/4, TH N 1505.70 FT IN E LINE OF W 1/2 OF SE 1/4 TO CENT OF FLEMING CREEK FOR A PL OF BEG, TH N TO THE NE COR OF W 1/2 OF SE 1/4, TH W IN THE E&W 1/4 LINE TO THE CENT OF SEC, TH S IN THE N&S 1/4 LINE TO A POINT WHICH IS 921.60 FT N OF S 1/4 POST OF SEC, SAID POINT BEING ON THE CENT OF FLEMING CREEK, TH ELY AND NLY ALG FLEMING CREEK TO PL OF BEG, EXC COM AT S 1/4 POST OF SEC, TH N 1311 FT IN N & S 1/4 LINE, TH N 72 DEG 29'30" E 332.78 FT IN CENTER OF PLYMOUTH ROAD FOR PL OF BEG, TH CONT N 72 DEG 29'30" E 240 FT IN CENT OF ROAD, TH S 1 DEG 33' 40" W 455.80 FT TH S 76 DEG 17' 20" W 222.76 FT, TH N 0 DEG 0' 30" W 436.23 FT TO POB, ALSO EXC THAT PART OF W 1/2 OF SE 1/4 LYING N OF A LINE 103 FT S OF & PARALLEL TO REF LINE OF E-BOUND ROADWAY OF HWY M-14 SEC 8 T2S R7E. 39.87 AC.



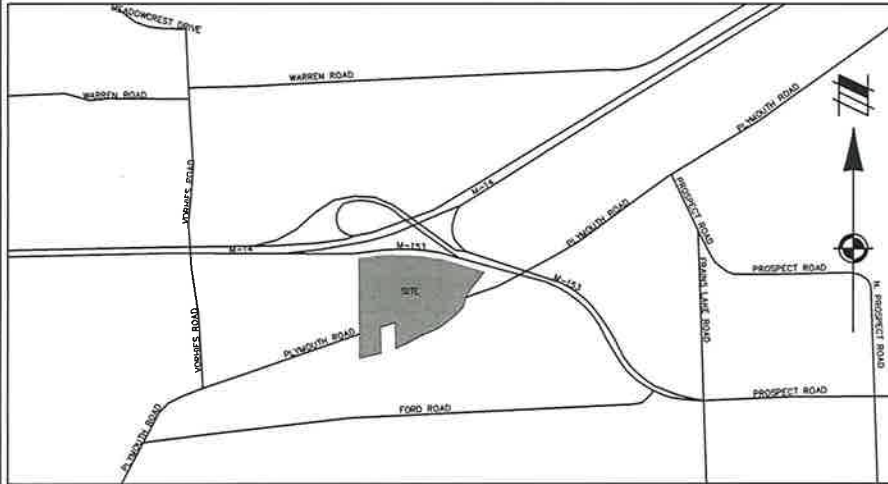


SCALE: 1" = 300'

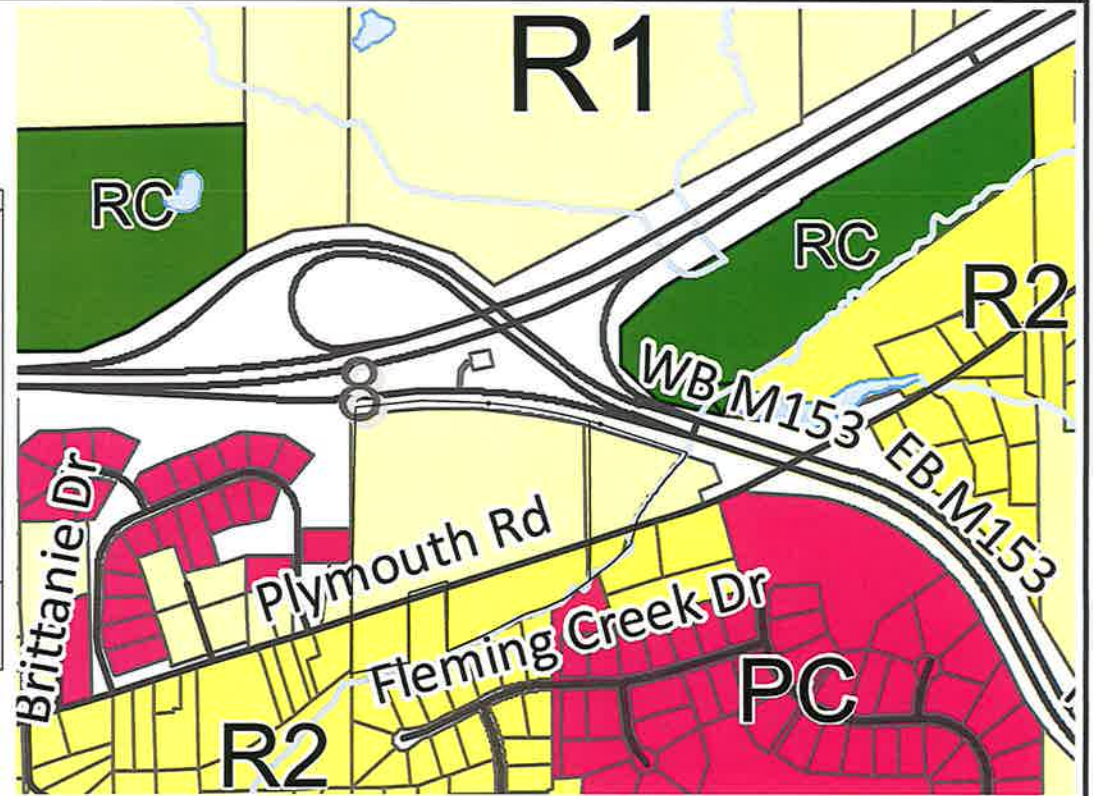
PROJECT NO.: 21002863  
DATE: 12/20/2021







VICINITY MAP  
NOT TO SCALE



Parcel ID: J-10-08-400-004 Description:

\*OLD SID - J 10-008-030-00 SU 8-7-A COM AT SE COR OF W 1/2 OF SE 1/4, TH N 1505.70 FT IN E LINE OF W 1/2 OF SE 1/4 TO CENT OF FLEMING CREEK FOR A PL OF BEG, TH N TO THE NE COR OF W 1/2 OF SE 1/4, TH WN THE E&W 1/4 LINE TO THE CENT OF SEC, TH S IN THE N&S 1/4 LINE TO A POINT WHICH IS 921.60 FT N OF S 1/4 POST OF SEC, SAID POINT BEING ON THE CENT OF FLEMING CREEK, TH ELY AND NLY ALG FLEMING CREEK TO PL OF BEG, EXC COM AT S 1/4 POST OF SEC, TH N 1311 FT IN N & S 1/4 LINE, TH N 72 DEG 29'30" E 332.78 FT IN CENTER OF PLYMOUTH ROAD FOR PL OF BEG, TH CONT N 72 DEG 29'30" E 240 FT IN CENT OF ROAD, TH S 1 DEG 33' 40" W 455.80 FT TH S 76 DEG 17' 20" W 222.76 FT, TH N 0 DEG 0' 30" W 436.23 FT TO POB, ALSO EXC THAT PART OF W 1/2 OF SE 1/4 LYING N OF A LINE 103 FT S OF & PARALLEL TO REF LINE OF E-BOUND ROADWAY OF HWY M-14 SEC 8 T2S R7E. 39.87 AC.

Parcel ID: J-10-08-400-003 Description:

OLD SID J-10-008-044-00 SU 8-9D-1 COM AT SE COR OF SEC, TH W 1000 FT IN S LINE OF SEC, TH N 5 DEG 56' EAST 1835.64 FT, TH S 16 DEG 30' E 50 FT, TH S 73 DEG 30' W 259.66 FT IN CENT OF ROAD FOR PL OF BEG, TH N 29 DEG EAST 71.35 FT IN CENT OF CREEK, TH N 37 DEG 50' EAST 379.31 FT IN CENT OF CREEK, TH 38 DEG 41'30" E 296.77 FT IN CENT OF CREEK, TH N 24 DEG 32' W TO A POINT IN E & W 1/4 LINE 724.89 FT W OF E 1/4 COR, TH W TO NW COR OF E 1/2 OF SE 1/4, TH S IN W LINE OF E 1/2 OF SE 1/4 TO CENT OF HWY, TH NELY ALONG HWY TO PL OF BEG, BEING PART OF NE 1/4 OF SE 1/4, EXC THAT PART LYING N OF A LINE 103 FT S OF, MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE REFERENCE LINE OF EAST BOUND ROADWAY OF LIMITED ACCESS HWY. M-14 SEC 8 T2S-R7E 7.05 AC.

PROJECT NO.: 21002863  
DATE: 12/21/2021



Approved, SCAO

JIS CODE: OSR

STATE OF MICHIGAN  
PROBATE COURT  
COUNTY OF WAYNE

ORDER REGARDING  
SALE OF REAL ESTATE  
(DECEDENT ESTATE)

FILE NO.  
2009-747305-DA  
Judge David A. Perkins

Estate of Kathleen J. Davids, Deceased

1. Date of hearing: December 1, 2021 Judge: David A. Perkins P38750  
Bar no.
2. Linda E. Walker, as personal representative of the estate, petitioned for court approval of sale of real estate.  
Name

**THE COURT FINDS:**

3. Notice of the hearing was given to or waived by all interested persons.
4. It is in the estate's best interest to sell or otherwise dispose of the real estate.
5. Bond was filed and approved by the court.
6. The legal description of the real estate is:  
See attached legal descriptions

**IT IS ORDERED:**

7. The sale of the property described above, to CP Land Holding LLC, a Michigan limited liability company for the sum of \$ 700,000.00 and payable on the terms and conditions set forth in the petition, is approved.  
Name of buyer
8. A written appraisal of the real estate must be provided to the court within \_\_\_\_\_ days.
9. The sale is denied.
10. GAL/Attorney Fees: Estate to pay.

DEC 01 2021  
Date

*Lawrence J. Paulina*  
for Judge David A. Perkins

Michael Muma P29808  
Attorney name (type or print) Bar no.  
134 N. Main St  
Address  
Plymouth, MI 48170 (734) 453-1976  
City, state, zip Telephone no.

2009-747305-DA  
00025378068  
EXOF

Do not write below this line - For court use only



## LEGAL DESCRIPTIONS

**6595 Plymouth-Ann Arbor Road, Ann Arbor, MI (Superior Township)**

**Tax Parcel ID #J-10-08-400-004**

Old SID-J 10-008-030-00 SU 8-7-A commencing at SE corner of W ½ of SE ¼, then N to 1505.70 ft in E line of W ½ of SE ¼ to center of Fleming Creek for a place of beginning, then N to the NE corner of W ½ of SE ¼, then within the E & W ¼ line to the center of section, then S in the N & S ¼ line to a point which is 921.60 feet N of S ¼ post of Section, said point being on the center of Fleming Creek, then easterly and northerly along Fleming Creek to place of beginning exactly coming at S ¼ post of Section, then N 1311 feet in N & S ¼ line, then N 72 degrees 29' 30" E 332.78 feet in center of Plymouth Road for Place of beginning, then continuing N 72 degrees 29' 30" E 240 feet in center of road, then S 1 degree 33' 40" W 455.80 feet then S 76 degrees 17' 20" W 222.76 feet, then N 0 degrees 0' 30" W 436.23 feet to place of beginning, also exactly that part of W ½ of SE ¼ lying N of a line 103' S of and parallel to reference line of E bound roadway of Highway M-14, Section 8 T2S R7E. 39.87 acres.

**Plymouth-Ann Arbor, Road, Ann Arbor, MI (Superior Township)**

**Tax Parcel ID #J-10-08-400-003**

Old SID-J-10-008-044-00 SU 8-90-1 commencing at SE corner of Section, then W 1000 feet in S line of Section, then S 5 degrees 56' E 1835.64', then S 16 degrees 30' E 50 feet, then S 73 degrees 30' W 359.66 feet in center of road for place of beginning, then N 29 degrees E 71.35 feet in center of creek, then N 37 degrees 50' E 379.31 feet in center of creek, then S 38 degrees 41' 30" E 296.77 in center of creek, then N 24 degrees 32' W to a point in E & W ¼ line 724.89 feet W of E ¼ corner, then W to NW corner to NW corner of E corner of E ½ of SE ¼, then S in W line of E ½ of SE ¼ to center of highway, then N Easterly along highway to place of beginning, being part of NE ¼ of SE ¼, exactly that part lying N of a line 103 feet S of, measured at right angles and parallel with the reference line of E bound roadway of limited access highway, M-14 Sec 8 T2S-R7E. 7.05 acres.



Date: March 13, 2022

## **Rezoning Analysis For Superior Township, Michigan**

<b>Applicant:</b>	SE Michigan Land Holdings
<b>Project Name:</b>	6595 Plymouth-Ann Arbor Road Rezoning
<b>Location:</b>	6595 Plymouth-Ann Arbor Road
<b>Current Zoning:</b>	R-1, Single-Family Residential
<b>Action Requested:</b>	Rezoning from R-1, Single-Family Residential to R-2, Single-Family Residential

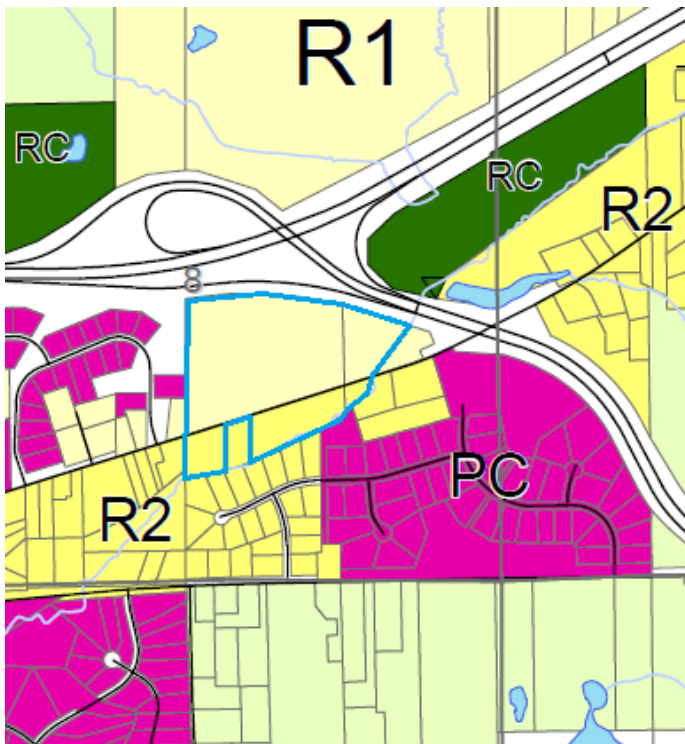
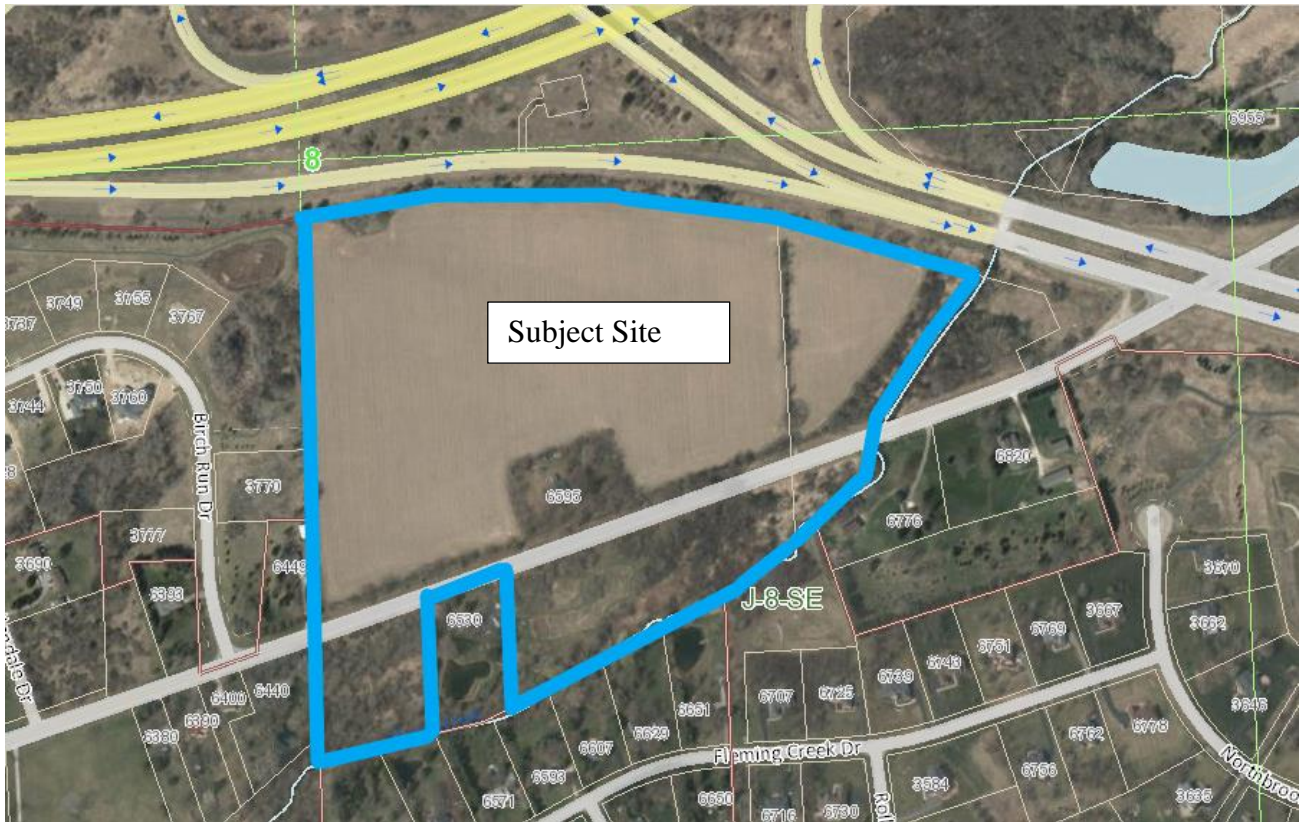
### **PROJECT AND SITE DESCRIPTION**

The applicant is proposing the rezoning of two parcels of land known as Tax ID # J -10-08-400-003 and J -10-08-400-004, totaling 48.49 acres in size, from R-1, Single-Family Residential to R-2, Single-Family Residential.

The site is located primarily on the north side of Plymouth Road just south of the M-14 and M-53 interchange. The north side of the site is bound by the off ramp from east-bound M-14. The site is made up of two parcels which each have a portion on the south side of Plymouth Road.

The area to the north of Plymouth Road, 37.83 acres, is currently tilled farmland with an existing vacant farmhouse and its out-buildings. The farmhouse has been identified as having historic significance. The area to the south of Plymouth Road is vacant undeveloped wood land that is mostly comprised of wetlands within the flood plain for Fleming Creek.

The area to the west is a single-family residential neighborhood in a Planned Community District. To the south are single-family homes in both an R-2 District and a Planned Community District. The site is bound to the west by Fleming Creek.



**Zoning Districts**

- RC - Recreation-Conservation District
- A1 - Agricultural District
- A2 - Agricultural District
- R1 - Single-Family Residential District
- R2 - Single-Family Residential District
- R3 - Single-Family Residential District
- R4 - Single-Family Residential District
- R6 - Manufactured Housing Park District
- R7 - Multiple-Family Residential District
- C1 - Neighborhood Commercial
- C2 - General Commercial District
- O1 - Office District
- PSP - Public/ Semi Public Services District
- PC - Planned Community District
- NSC - Neighborhood Shopping Center District
- VC - Village Center District
- MS - Medical Services District
- PM - Planned Manufacturing District
- OSP - Open Space Preservation Overlay District

## ZONING AND LAND USE

The Zoning and existing land uses for the subject site and surrounding parcels are identified in the following table:

Direction	Zoning	Existing Use
Subject Site	R-1 and R-2	Farmland / Open space
North	MDOT Right-of-Way	M-14 Corridor
South	R-2 and PC	Single Family Residential
East	R-2 and PC	Single Family Residential
West	R-1 and PC	Single Family Residential

## GROWTH MANAGEMENT PLAN

The adopted 2010 Superior Township Master Plan shows the subject site as being within the Dixboro & Fleming Creek Sub-area (pg. 6-1) and is designated within the rural residential future land use category on the future land use map (pg. 6-20). The Dixboro & Fleming Creek Sub-area is not within the Township Urban Service Area. The use in this area is primarily single-family residential surrounding the historic Dixboro Village. The proposed R-2 zoning district is considered a Rural Residential district type that would allow for minimum 1 acre lots. This appears to be consistent with the residential development pattern surrounding the Dixboro Village in the Dixboro & Fleming Creek Sub-area.

The applicant has indicated that they intent to develop an estate residential subdivision, having 1-acre minimum lot sizes. The development potential for residential lots with 1-acre minimum sizes on the subject parcel is roughly 33 residences.

## REZONING STANDARDS

As set forth in Section 18.06, the Planning Commission shall identify and evaluate all factors relevant to the petition. The facts to be considered by the Planning Commission shall include, but shall not be limited to, the following:

- 1. Whether or not the requested zoning change is justified by a change in conditions since the original Ordinance was adopted, or by an error in the original Ordinance.*
- 2. The precedents, and the possible effects of such precedents, that might result from approval or denial of the petition.*
- 3. The capacity of Superior Township or other government agencies to provide any services, facilities, and/or programs that might be required if the petition were approved.*
- 4. Effect of approval of the petition on the condition and/or value of property in Superior Township or in adjacent municipalities.*
- 5. Relation of the petition to the Township's adopted Growth Management Plan, and of other government units where applicable.*

We find that the required finding of facts has been met:

1. The development pattern of single-family residential developments has slowly grown outward from the center of the village in this area. The development of this land at the densities allowed by the proposed rezoning would be consistent with this development pattern.
2. The rezoning from R-1 to R-2 will not create a negative precedent as this site is distinctly within the Dixboro & Fleming Creek Sub-area and is consistent with the development policies in the master plan.
3. A proposed development under R-2 zoning requirements would be consistent with development patterns in the immediate vicinity.
4. We believe that services and facilities and programs that would be needed by a development allowed under this rezoning would be within the existing capacity of the township and other agencies responsible for such services and facilities.
5. The introduction of additional residential homes in this location should have a minimum effect on the property value of other existing homes in the area.
6. The Township Adopted Growth Management Plan conceives the type and density of development that would be allowed under the proposed rezoning.

## **SITE PLAN**

If rezoned, the applicant would be required to submit a site plan to develop the property under R-2 zoning requirements. That site plan will be reviewed by the Planning Commission, and other required agencies including the Road Commission and Water Resources Commission.

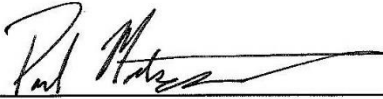
The parcel shows no easement or centerline to Plymouth Road. This is a unique circumstance where a single parcel is located on both sides of Plymouth Road. We note that as part of the site plan review, the Road Commission may require the applicant to split the properties to provide an easement, or centerline. This is something that will be reviewed as part of a site plan review.

In addition the applicant has not indicated what the future plans are for the existing historical structure on the property. The future use or preservation of this structure is also something that would be considered as part of a site plan review.

## **RECOMMENDATIONS**

Based on our review of the Township planning policies, we recommend the rezoning of the two parcels of land known as Tax ID # J -10-08-400-003 and J -10-08-400-004, totaling 48.49 acres in size from R-1, Single-Family Residential to R-2, Single-Family Residential. We encourage the Planning Commission to review the information provided against the rezoning standards set forth in Section 18.06 and base their recommendations to the township board on those findings.

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**CARLISLE/WORTMAN ASSOC., INC.**  
Paul Montagno, AICP  
Senior Associate



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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

**SUPERIOR TOWNSHIP BUILDING DEPARTMENT**  
**MONTH-END REPORT**  
**February 2022**

Category	Estimated Cost	Permit Fee	Number of Permits
<b>Com-Other Non-Building</b>	<i>\$18,000.00</i>	<i>\$200.00</i>	<i>1</i>
<b>Electrical</b>	<i>\$0.00</i>	<i>\$3,434.00</i>	<i>24</i>
<b>Mechanical</b>	<i>\$0.00</i>	<i>\$3,313.00</i>	<i>25</i>
<b>Plumbing</b>	<i>\$0.00</i>	<i>\$2,823.00</i>	<i>18</i>
<b>Res-Manufactured/Modular</b>	<i>\$50,000.00</i>	<i>\$150.00</i>	<i>1</i>
<b>Res-New Building</b>	<i>\$554,775.00</i>	<i>\$3,656.00</i>	<i>1</i>
<b>Res-Other Non-Building</b>	<i>\$85,000.00</i>	<i>\$300.00</i>	<i>3</i>
<b>Res-Renovations</b>	<i>\$924,645.00</i>	<i>\$2,940.00</i>	<i>4</i>
<b>Totals</b>	<b><i>\$1,632,420.00</i></b>	<b><i>\$16,816.00</i></b>	<b><i>77</i></b>

SUPERIOR TOWNSHIP BUILDING DEPARTMENT  
YEAR-TO-DATE REPORT

January 2022 To Date

Category	Estimated Cost	Permit Fee	Number of Permits
<b>Com-Other Non-Building</b>	<i>\$18,000.00</i>	<i>\$200.00</i>	<i>1</i>
<b>Electrical</b>	<i>\$0.00</i>	<i>\$6,339.00</i>	<i>46</i>
<b>Mechanical</b>	<i>\$0.00</i>	<i>\$8,052.00</i>	<i>61</i>
<b>Plumbing</b>	<i>\$0.00</i>	<i>\$4,901.00</i>	<i>31</i>
<b>PRIVATE ROAD</b>	<i>\$0.00</i>	<i>\$100.00</i>	<i>1</i>
<b>Res-Additions (Inc. Garages)</b>	<i>\$774,000.00</i>	<i>\$1,472.00</i>	<i>2</i>
<b>Res-Manufactured/Modular</b>	<i>\$120,000.00</i>	<i>\$600.00</i>	<i>4</i>
<b>Res-New Building</b>	<i>\$1,438,887.00</i>	<i>\$9,600.00</i>	<i>5</i>
<b>Res-New Building (Attached SFD)</b>	<i>\$816,124.00</i>	<i>\$5,304.00</i>	<i>4</i>
<b>Res-Other Building</b>	<i>\$4,950.00</i>	<i>\$100.00</i>	<i>1</i>
<b>Res-Other Non-Building</b>	<i>\$85,000.00</i>	<i>\$300.00</i>	<i>3</i>
<b>Res-Renovations</b>	<i>\$1,206,465.00</i>	<i>\$4,385.00</i>	<i>10</i>
<b>Totals</b>	<b><i>\$4,463,426.00</i></b>	<b><i>\$41,353.00</i></b>	<b><i>169</i></b>