

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION – VIRTUAL MEETING  
OCTOBER 28, 2020  
APPROVED MINUTES  
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1. CALL TO ORDER

Chairperson Guenther called the regular meeting to order at 7:30 p.m.

2. ROLL CALL

The following members were present: Brennan, Findley, Gardner, Guenther, McGill, Sanii-Yahyai, Steele. Also present were George Tsakoff, Township Engineer; Paul Montagno, 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 Sanii-Yahyai to adopt the agenda as presented. The motion carried.

5. APPROVAL OF MINUTES

A. Minutes of the August 26, 2020 Meeting

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

6. CITIZEN PARTICIPATION

None.

7. CORRESPONDENCE

A. Notice of Intent to Prepare an Amendment to the Canton Township Comprehensive Plan

A motion was made by Commissioner Brennan and supported by Commissioner Gardner to receive the notice. The motion carried.

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- B. Notice of Distribution of Proposed Amendment to the Canton Township Comprehensive Plan

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

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

9. REPORTS

- A. Ordinance Officer

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

- B. Building Inspector

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

10. OLD BUSINESS

None.

11. NEW BUSINESS

- A. STPC 20-04 The Meadows at Hawthorne Mill – Preliminary Site Plan

John Ackerman, Atwell, gave an overview of the project. The approximately 70-acre site is located off Geddes Road to the west of Prospect Pointe West. The Applicant intends on developing the site in five construction phases with a four to five year build out. Mr. Ackerman showed the proposed open space at the site and noted that 17 acres will remain open space and 30% of trees will be preserved. Homes will echo the look of Prospect Pointe West with a starting price point in the 300s.

Mr. Montagno reviewed the Planner's Report dated October 15, 2020.

Mr. Tsakoff reviewed the Engineer's Report dated October 21, 2020.

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Commissioner Gardner inquired about the Cicirelli property at the north of the property. He questioned the impact of the proposed development on that parcel.

Mr. Ackerman replied that there are two 60-foot easements on the proposed Meadows at Hawthorne Mill development that would provide interconnectivity points in case the owner decides to develop that parcel someday.

Commissioner Gardner asked about tap-ins for the isolated parcel.

Jared Kime, Atwell, replied that if the parcel is ever developed, the developer will be able to tap into water and sewer.

Commissioner Gardner asked about the two access points off Geddes shown on the site plan. He inquired about the likelihood that the Washtenaw County Road Commission (WCRC) would grant two access points to the proposed development.

Mr. Ackerman replied that the traffic study has not yet been formally presented to the WCRC, however, in preliminary conversations with the WCRC there does not seem to be an issue with two access points.

Commissioner Guenther noted that floor plans nor elevations were included in the site plan, which as the Planning Review Letter notes, are required for preliminary site plan approval. He asked if the floor plans would be similar to homes in Prospect Pointe West.

Mr. Ackerman confirmed that the home styles would be similar in the two developments.

Commissioner Guenther shared apprehension about approving a preliminary site plan without the floor plans and elevations, a necessary piece of information, even with regulatory discretion.

Mr. Montagno responded that it is relatively common that the developer is not the builder on a project. The elevations are typically examples that are provided to show the type of home that will be built on the site. Mr. Montagno did not feel that it would change the preliminary layout of the site. He suggested making the building floor plans and elevations a condition of final site plan approval.

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Commissioner Guenther stated that it is a reasonable explanation as to why the building elevations and floor plans were not included in the preliminary site plan materials. He continued to state that if the Planning Commission proceeds without those items because there is a reasonable explanation, the Planning Commission is not giving the applicant any assurance one way or another.

Mr. Mayernik advised the applicant to be mindful that the ground floor coverage (GFC) is 25% and the floor area ratio (FAR) is 40%.

Regarding sewer service, George Tsakoff noted that part of the site will flow to the east to the existing Prospect Pointe pump station, which will put that station at design capacity. The remainder of the site will flow west to the LeForge Road sewer where there is remaining capacity. He added that there is no issue with capacity when it comes to water.

Mr. Montagno asked that in regard to the Cicirelli property to the north, the Township remain conscious of the Condominium Documents and Exhibit B; that there is access from the private roads into that site and that utilities can be extended into that area.

Mr. Ackerman stated that they will provide easements that allow the isolated parcel to obtain access to the roads and utilities.

Commissioner McGill inquired about traffic between The Meadows and Prospect Pointe West.

Mr. Ackerman stated that there will not be any challenges with connecting the two subdivisions. He added that he does not foresee many residents of The Meadows utilizing the roads in Prospect Pointe West, especially because The Meadows has two access points onto Geddes Road.

Motion by Commissioner Brennan, supported by Commissioner Gardner, to approve, STPC 20-04, The Meadows at Hawthorne Mill Preliminary Site Plan with the following conditions to be submitted with the Final Site Plan:

1. A detailed grading plan.
2. A detailed tree inventory and mitigation.
3. A lighting plan.
4. Building floor plans and elevations.

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5. Outside agency approvals including Water Resource Commission, Road Commission, and EGLE.
6. All comments noted in Township Engineer, OHM, October 21, 2020 review memo.
7. Easements for traffic ingress and egress and all applicable utilities shall be addressed in Master Deed and Condominium Subdivision Plan, in conjunction with the Final Site Plan.

Roll Call:

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

Motion Carried.

12. POLICY DISCUSSION

None.

13. ADJOURNMENT

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

Motion Carried.

The meeting was adjourned at 8:36pm.

Respectfully submitted,  
Thomas Brennan III, Planning Commission Secretary

Laura Bennett, Recording Secretary  
Superior Charter Township  
3040 N. Prospect Rd.  
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