

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
FEBRUARY 23, 2022
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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.

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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.

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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, Sani-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.

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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.

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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