

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
MARCH 23, 2022  
APPROVED MINUTES  
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1. CALL TO ORDER

Vice-Chairman Steele called the regular meeting to order at 7:00 p.m.

2. ROLL CALL

The following members were present: Brennan, Dabish-Yahkind, Findley, McGill, Sani-Yahyai, Steele. Also present were Paul Montagno, Carlisle Wortman and Rick Mayernik, Building Official.

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 February 23, 2022 Meeting

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

6. CITIZEN PARTICIPATION

None.

7. CORRESPONDENCE

A. Notice of Distribution of Draft Van Buren Township 2022 Sumpter Road Corridor Plan

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

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8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

A. STPC 22-01 Southeast Michigan Land Holdings – Rezoning

A motion was made by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to open the public hearing. The motion carried.

John Ackerman, Atwell, presented the rezoning request.

Commissioner Dabish-Yahkind stated that she is concerned about the aesthetic of what will be submitted and if it will fit in with the rest of the area. She added that the area is a significant entry point within the Township.

Mr. Ackerman replied that they are just seeking rezoning approval. He added that the applicant has been working on the tree survey.

Cosimo Lombardo explained that Lombardo Homes is planning on selling the “Tradition Series”, with a price point starting around \$700,000.

Mr. Ackerman added that the homes would be on one acre lots with individual well and septic.

Commissioner Dabish-Yahkind expressed that she is uncomfortable with not having more details, especially because it is a rural area.

Paul Montagno gave the Planner’s report dated March 13, 2022.

Commissioner Steele asked how many homes Lombardo Homes could put on the site without a rezoning.

Mr. Ackerman replied that it was hard to say, but perhaps twenty homes.

Commissioner Dabish-Yahkind discussed how much Lombardo is paying for the property.

Mr. Ackerman replied that the cost of the property shouldn’t matter in the Planning Commission’s decision.

Commissioner Steele inquired about the difference between PC (Planned Community District) Zoning and R2 (Single-Family Residential District).

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Mr. Montagno replied that a PC will essentially go through the rezoning process, and you end up with similar results. Planned Community gives the developer some flexibility.

Mr. Lombardo explained that since PC allows for flexibility, there is not anything significant that would need that flexibility. The homes would be on one acre lots with well and septic.

Donajean Lawson, 6629 Fleming Creek Drive, asked about the plan for the property south of Plymouth Road.

Mr. Lombardo replied there would be two or three one acre lots.

Tom Lawson, 6629 Fleming Creek Drive, asked if there would be an environmental impact statement on the water table or septic. He also asked how much of the property south of Plymouth Road is in the flood plain.

Mr. Ackerman replied that there is not much the applicant can do on the south side of Plymouth Road, but there would be no lots created in the flood plain.

Linda Irvin, 6530 Plymouth-Ann Arbor Road, noted concerns with the wetlands in the area and the fact that they get more wet every year.

Mr. Ackerman replied that the wetlands along Fleming Creek are regulated wetlands, and a field study will be completed regarding those wetlands.

Stephen Barth, Plymouth-Ann Arbor Road, inquired if there would be a traffic study completed. He noted that traffic backs up along Plymouth Road.

Mr. Ackerman does not know if a traffic study will be required. It will be determined at the preliminary site plan phase by Washtenaw County Road Commission.

Gordon Jurasek, 7511 Warren Road, asked what was required for well and septic from the Health Department.

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Mr. Ackerman replied the requirement is a minimum of one acre lots and qualified sand. He added that soil borings were provided to the County Health Department.

A motion was made by Commissioner Brennan and supported by Commissioner Findley to close the public hearing. The motion carried.

A motion was made by Commissioner Brennan and supported by Commissioner McGill to postpone action and direct staff to draft a resolution recommending approval to the Township Board for rezoning petitions STPC 22-01 Southeast Michigan Land Holdings based on the findings of facts discussed at tonight's meeting and those identified in the Planner's report.

Roll Call:

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

The motion carried.

**9. REPORTS**

**A. Ordinance Officer Report**

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

**B. Building Department Report**

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

**10. OLD BUSINESS**

None.

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11. NEW BUSINESS

A. Election of Officers

1. Motion by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to nominate Jay Gardner for Planning Commission Chair.

Roll Call:

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

The motion carried.

2. Motion by Commissioner Findley and supported by Commissioner Sanii-Yahyai to nominate Robert Steele for Planning Commission Vice-Chair.

Roll Call:

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

The motion carried.

3. Motion by Commissioner Sanii-Yahyai and supported by Commissioner McGill to nominate Tom Brennan for Planning Commission Secretary.

Roll Call:

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

The motion carried.

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12. POLICY DISCUSSION

None.

13. ADJOURNMENT

Motion by Commissioner Brennan, supported by Commissioner Sanii-Yahyai to adjourn.

Motion Carried.

The meeting was adjourned at 7:47 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