

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
APRIL 27, 2022
APPROVED 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, Sani-Yahyai. Also present was Paul Montagno, Carlisle Wortman; and George Tsakoff, OHM.

3. DETERMINATION OF QUORUM

A quorum was present.

4. ADOPTION OF AGENDA

A motion was made by Commissioner Brennan and supported by Commissioner Sani-Yahyai to adopt the agenda as presented. The motion carried.

5. APPROVAL OF MINUTES

A. Minutes of the March 23, 2022 Meeting

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

B. Building Department Report

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

10. OLD BUSINESS

A. STPC 19-08 Fairway Glens Phase II Preliminary Site Plan Extension

It was explained that wetland delineations and woodlands survey have been completed. The applicant is currently working through the Michigan Department of Environment, Great Lakes, and Energy Office (EGLE) process.

Commissioner Gardner asked Mr. Montagno if site plan extensions are unlimited.

Mr. Montagno replied that extensions can continue as long there haven't been updates to the site plan or Zoning Ordinance.

Motion by Commissioner Findley and supported by Commissioner Sanii-Yahyai to approve a 365-day extension of the Preliminary Site Plan Approval for STPC 19-08 Fairway Glens Phase II.

Roll Call:

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

No: None.

Absent: Steele.

Abstain: None.

The motion carried.

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B. STPC 22-01 Southeast Michigan Land Holdings Rezoning Resolution

Motion by Commissioner Brennan and supported by Commissioner Findley to adopt the Resolution of Recommendation of Approval for 6595 Plymouth Road – Southeast Michigan Land Holdings Rezoning dated April 27, 2022.

Roll Call:

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

The motion carried.

11. NEW BUSINESS

A. STPC 21-05 Hyundai Site Expansion Final Site Plan

Mr. Montagno reviewed the Planner's Report dated April 14, 2022

Mr. Tsakoff reviewed the Engineer's Report dated April 20, 2022.

Commissioner Gardner asked Mr. Montagno to explain tree mitigation and how 50% of mitigation can count towards the landscape buffer. Mr. Montagno replied that any trees planted in the landscape buffer can count towards the number of replacement trees required, but only up to 50%.

Commissioner Gardner stated that he is in support of the applicant resubmitting for administrative review but questioned if any of the outstanding items in the consultant's reports were too major to handle administratively. He also questioned the tree mitigation at the site.

Mark Torigian spoke about his request regarding tree mitigation. He explained that the applicant would like to put money into the Township Tree Fund in lieu of planting all of the replacement trees on the Hyundai property. He noted that the property is heavily wooded

Commissioner Dabish-Yahkind asked if the Board would be responsible for allocating the money from the Tree Fund.

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Mr. Montagno replied that how and where the money could be spent would be set forth in the Development Agreement.

Commissioner Gardner inquired about landscaping around the building.

Mr. Torigian replied that the applicant would be landscaping around the new buildings and some of the replacement trees will be accounted for within that landscaping.

Commissioner McGill asked how many trees would be removed from the site.

Mr. Torigian replied approximately 400 trees would be removed.

Motion by Commissioner Findley and supported by Commissioner Brennan to approve the Final Site Plan for STPC 21-05 Hyundai Site Expansion with the conditions that the applicant resubmit plans for administrative review that address:

1. All outstanding items in the Township Planner's report dated April 14, 2022.
2. All outstanding items in the Township Engineer's report dated April 20, 2022.

Roll Call:

Yes: Brennan, Dabish-Yahkind, Findley, Gardner, McGill, Sani-Yahyai.

No: None.

Absent: Steele.

Abstain: None.

The motion carried.

B. STPC 22-02 Prospect Pointe West Final Site Plan Phase 0

Mr. Montagno reviewed the Planner's Report dated April 5, 2022.

Mr. Tsakoff reviewed the Engineer's Report dated April 19, 2022.

Commissioner Gardner noted that the Preliminary Site Plan was approved in 2021.

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Mr. Tsakoff explained that the applicant is currently working through engineering approval for the entire site. He added that the applicant split off “phase 0” so they could get the culvert crossing installed before the EGLE permit expires.

Mr. Tsakoff went on to explain the culvert crossing and noted that they will drill for water and sewer after the culvert has been installed.

Motion by Commissioner Findley and supported by Commissioner Brennan to approve the Final Site Plan for STPC 22-02 Prospect Pointe West Final Site Plan Phase 0 with the conditions that the applicant resubmit plans for administrative review that address:

1. All outstanding items in the Township Planner’s report dated April 5, 2022.
2. All outstanding items in the Township Engineer’s report dated April 19, 2022.

Roll Call:

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

The motion carried.

12. POLICY DISCUSSION

Mr. Montagno reminded Planning Commissioners that a township-wide Master Plan Input Session will be held on May 9, 2022, at Christian Love Fellowship Church.

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13. ADJOURNMENT

Motion by Commissioner Brennan, supported by Commissioner Findley 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