

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, SUPERIOR TOWNSHIP, MI 48198
AGENDA
JULY 27, 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 April 27, 2022 regular meeting minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
9. REPORTS
 - A. Ordinance Officer Report
 - B. Building Department Report
10. OLD BUSINESS
11. NEW BUSINESS
 - A. Pre-Application Conference – Brookwood Multi-Family Residential Development. Located on 82 acres on the east side of Leforge Road in Section 33.
12. POLICY DISCUSSION
13. ADJOURNMENT

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

Laura Bennett, Planning & Zoning Administrator
734-482-6099

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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. 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 Sanii-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, Sanii-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

DRAFT

Superior Township Monthly Report

June/July 2022

Resident Complaints/ Debris:

First St & Superior Rd- Debris on Extension- (Dumped)

1783 Sheffield- Animals Living Under Resident- (Reported to Office)

8490 Barrington- Broken Fence on Extension- (Tagged)

1582 Sheffield- Sofa on Extension- (Tagged)

9029 Arlington- Toilet & Sink on Extension- (Tagged)

1856 Hamlet- Chair on Extension- (Tagged)

9537 Glenhill- Debris on Extension- (Tagged)

Grass Complaints:

8619 Kingston Ct.- Grass Was Tagged Before (House Abandoned)

2027 Paddock Way- Grass Complain- (Reported to Office)

Illegal Dumpings

Geddes & Gotfredson- Debris Dumped on Side of Road

Geddes & Gotfredson- Brush Dumped on Side of Road

10670 Ford Rd- Sofa Dumped on Road

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
MONTH-END REPORT
June 2022

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family Renovations	<i>\$125,000.00</i>	<i>\$812.00</i>	<i>1</i>
Electrical	<i>\$0.00</i>	<i>\$4,112.00</i>	<i>31</i>
Mechanical	<i>\$0.00</i>	<i>\$5,712.00</i>	<i>50</i>
Plumbing	<i>\$0.00</i>	<i>\$4,083.00</i>	<i>24</i>
Res-New Building	<i>\$2,520,266.00</i>	<i>\$16,532.00</i>	<i>5</i>
Res-Other Building	<i>\$126,534.00</i>	<i>\$934.00</i>	<i>6</i>
Res-Other Non-Building	<i>\$9,402.00</i>	<i>\$200.00</i>	<i>2</i>
Res-Renovations	<i>\$40,000.00</i>	<i>\$295.00</i>	<i>2</i>
Totals	<i>\$2,821,202.00</i>	<i>\$32,680.00</i>	<i>121</i>

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
YEAR-TO-DATE REPORT

January 2022 To Date

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family Other Building	<i>\$10,550.00</i>	<i>\$150.00</i>	<i>1</i>
Com/Multi-Family Renovations	<i>\$1,633,000.00</i>	<i>\$10,385.00</i>	<i>7</i>
Com-Other Non-Building	<i>\$51,000.00</i>	<i>\$550.00</i>	<i>3</i>
Electrical	<i>\$0.00</i>	<i>\$22,346.00</i>	<i>162</i>
Mechanical	<i>\$0.00</i>	<i>\$30,740.00</i>	<i>233</i>
Plumbing	<i>\$0.00</i>	<i>\$15,800.00</i>	<i>101</i>
PRIVATE ROAD	<i>\$0.00</i>	<i>\$100.00</i>	<i>1</i>
Res-Additions (Inc. Garages)	<i>\$1,440,411.00</i>	<i>\$5,402.00</i>	<i>9</i>
Res-Manufactured/Modular	<i>\$177,500.00</i>	<i>\$925.00</i>	<i>6</i>
Res-New Building	<i>\$9,423,799.00</i>	<i>\$64,811.00</i>	<i>22</i>
Res-New Building (Attached SFD)	<i>\$816,124.00</i>	<i>\$5,304.00</i>	<i>4</i>
Res-Other Building	<i>\$502,363.00</i>	<i>\$3,738.00</i>	<i>27</i>
Res-Other Non-Building	<i>\$488,137.00</i>	<i>\$2,954.00</i>	<i>22</i>
Res-Renovations	<i>\$1,649,748.00</i>	<i>\$7,180.00</i>	<i>22</i>
Totals	<i>\$16,192,632.00</i>	<i>\$170,385.00</i>	<i>620</i>

July 6, 2022

Laura Bennett
Planning & Zoning Administrator
Superior Charter Township
planning@superior-twp.org

RE: 82-Acres LeForge Road between Clark and Geddes

Dear Ms. Bennett

On behalf of our client, SBYC Garner, please find enclosed our preliminary concept plan for our site named Brookwood Superior for further discussion. Our intent is to purchase an approximately 82-Acre property on the east side of LeForge Road and develop a mix of residential product types at the site including 55+ duplexes, townhomes and stacked flats.

We have performed preliminary engineering, wetland and architectural studies at the property and have based our site plan around these findings to maximize the natural features of the site. The concept plan stays out of any wetland areas, preserves woodlands and uses the contours of the land for a harmonious site plan. Included on the concept plan are approximate dimensions of the site boundaries, dimensions of the different building types, unit counts and other information.

We are looking forward to reviewing further with you and to receive feedback from the Superior Township team in our meeting on July 27. If you have any questions prior to that meeting, please do not hesitate to reach out to Luke Bonner at 734-846-9746 or at luke.bonner@bonnerag.com or to Tom Gritter at 734-476-8860 or at tgritter@gritterres.com.

Thanks!



Luke Bonner

Cc: Ben Carlisle, Tom Gritter, Chris Garner



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

To: Superior Township Planning Commission

From: Ben Carlisle, AICP

Date: July 19, 2022

Re: Brookwood Pre-Application

Bonner Advisory Group has submitted concept plan for a 277-unit multi-family residential development on 82 acres on the east side of Leforge Road in section 33. The site is located approximately 700 feet north of Clark Road. The proposal includes a mixture of housing products including:

- 3-story stacked flats, 26-units per building: 156 units
- Townhomes: 47 units
- Duplex: 74 units

Access to the site is from a looping private drive with two access points on Leforge Road, and a single dead-end drive at the south end to of the site.

The site is currently undeveloped and consists of tilled farmland, woodlands and wetlands. The applicant has appeared to arrange the site to develop in existing farmland and maintain the majority of the existing woodlands on site.



Sources: Washtenaw County GIS

The site is zoned PC - Planned Community District. The intent of the of the PC district is to:

1. Provide for useful open space and protect and conserve natural features and resources by incorporating such features and resources into the plan for the district;
2. Provide for the permanent provision of such open spaces, natural features, and/or resources through the appropriate legal vehicles;
3. Ensure that the increased flexibility in design of land development is subject to proper administrative standards and procedures;
4. Provide for a compatible mix of land uses;
5. Encourage innovation in land use planning and development, especially in residential/open space distribution;
6. Encourage variety in the design of housing, including clustering, where appropriate, and improve the quality of residential environments;
7. Create more stable communities by providing a variety and balance of housing types and living environments;
8. Provide for necessary educational, recreational, and commercial opportunities conveniently located in relation to housing;
9. Promote efficiency and economy in the use of land and energy, in the development of land, and in the provision of public services and facilities;
10. Establish planning, review, and approval procedures which will properly relate the type, design, and layout of development to a particular site and its neighborhood;
11. Encourage innovations in residential, office, and commercial development so that the growing demands of the population may be met by a greater variety in type, design, and

layout of buildings and by the conservation and more efficient use of open space ancillary to these buildings, so that greater opportunities for better housing, recreation, and shops conveniently located to each other may extend to all citizens and residents of Superior Township; and

12. Lessen the burden of traffic on streets and highways.

A PC District zoning shall comply with the Township's Growth Management Plan and shall be located in areas of Superior Township identified in the Growth Management Plan as suitable and desirable for such development, or in areas in which the use of PC zoning would most nearly reflect the policies in the Growth Management Plan that apply to the areas in question.

Concept Plan:



Growth Management Plan (Master Plan):

The township is in the process of updating the Township Master Plan. The site is located in the Geddes Road Urban Sub-area, which is planned for sewer and water. The Master Plan is still being drafted however we believe that many of the main concepts of the Geddes Road Urban Sub-area plan will be carried over. These include:

- Allow for managed expansion of urban development contiguous to Ypsilanti.
- Prevent leapfrog sprawl.
- Provide for higher density and lower cost per lot development opportunities to new residents from a wide variety of incomes.
- Permit the Township to expand fire, police, park, and recreation services without overextending either the Township budget or taxpayers.
- Protect open space and natural features.
- Cluster housing.
- Provide multiple housing opinions.

The concept plan appears to meet many of the principles of the Growth Management plan.

Details:

The concept plan is very conceptual. Details such as architectural quality, material selection, building height, open space and woodland preservation, wetland preservation, onsite pathways and other onsite amenities are very important and will be reviewed in detail if this project moves forward.

Considerations for the Planning Commission:

When reviewing the concept plan the Planning Commission should consider:

- Is the plan consistent with the Township Growth Management Plan?
- Does the Planning Commission support the proposed mix of housing types? Are there additionally types or changes in types that the Planning Commission thinks should be considered?
- Is the proposed plan consistent with the PC standards?
- Are there site plan changes that the applicant should consider?
- Are there other onsite amenities that the applicant should include?
- Are there other considerations that should be discussed with the applicant?

I look forward to meeting with you next week to discuss.

Sincerely,

Brookwood Pre-Application
July 19, 2022



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, LEED AP, AICP

cc: Ken Schwartz, Supervisor
Lynette Findley, Clerk
Laura Bennett, Planning Coordinator
George Tsakof, Township engineer

