

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION  
SUPERIOR TOWNSHIP HALL  
3040 N. PROSPECT, SUPERIOR TOWNSHIP, MI 48198  
AGENDA  
FEBRUARY 22, 2023**

1. CALL TO ORDER
2. ROLL CALL
3. DETERMINATION OF QUORUM
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES
  - A. Approval of the February 1, 2023, Regular Meeting Minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
9. REPORTS
  - A. Ordinance Officer Report
  - B. Zoning Administrator Report
10. OLD BUSINESS
11. NEW BUSINESS
  - A. STPC 23-02 Huron Gastro Center for Digestive Care – Minor Site Plan Amendment
12. POLICY DISCUSSION
  - A. OHM Presentation of Preliminary Design for Plymouth Road Pathway
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, Steele. Also present was Ben Carlisle, 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 November 16, 2022 Meeting

A motion was made by Commissioner Brennan and supported by Commissioner Sanii-Yahyai 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 Sanii-Yahyai 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.

C. 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

None.

11. NEW BUSINESS

A. STPC 23-01 Huron Dental Mixed-Use Development Pre-Application Conference.

Brent LaVanway, Boss Engineering, presented an overview of the site, located at 5387 Plymouth-Ann Arbor Road, to the Commissioners. Mr. LaVanway explained the main use for the building will be the dental office. There will also be two residential units above the dental office and two small commercial units on the ground floor.

Mr. LaVanway added the dental office has worked with the Washtenaw County Road Commission and the neighboring Arbor Hills Animal Clinic to have a shared driveway for the two businesses. Additionally, the Health Department has perk tested the site and given feedback for the septic location.

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Mario Evangelista, Cassino Building, presented renderings of the proposed building to the Commissioners. This included elevations and floor plan.

Mr. Evangelista added the dental office is proposing significant landscape buffering along Church Street as well as an underground detention system to culvert under the road.

Ben Carlisle reviewed the Planner's Report dated January 19, 2023.

Commissioner Brennan asked if the residential units would be general leasing.

Mr. Evangelista replied the units would be general leasing.

Commissioner Dabish-Yahkind understands it is a complicated site but wondered if the applicant could orient the building toward the street for more of a village feel.

The owner of the practice, Shyroze Rehemtulla, explained the building has many architectural elements so that the side facing Plymouth-Ann Arbor Road does not look like a blank wall.

Commissioner Dabish-Yahkind asked if the applicant had reached out to residents and business owners in the Dixboro Village area. She suggested they do reach out.

Mr. Evangelista reiterated that the property along Church Street will be heavily landscaped, with neighboring residents in mind.

Commissioner Brennan remarked favorably on the architecture of the building.

Commissioner Findley inquired about what kind of retail would be in the commercial offices attached to the dental office.

Dr. Rehemtulla replied there would be medical-based office in one, and she would like the other office to have a retail-based shop with "giftables."

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Commissioner Dabish-Yahkind noted in the Planner's report there was mention of the reduction of parking spaces. She inquired about how many spaces the parking could be reduced.

Mr. Carlisle replied parking could potentially be reduced by five to six parking spaces, but the Planning Commission would need to know more about what kind of businesses would occupy the retail component of the building. Different commercial uses require a different amount of parking spaces based on the Zoning Ordinance.

Commissioner Dabish-Yahkind asked if there were concerns about elevations.

Mr. Carlisle replied building frontage on Plymouth Road needs to look like a front of a building and not the side.

George Tsakoff asked the applicant's engineer if he talked to the Washtenaw County Water Resources Commissioner's Office about storm water piping and detention.

Mr. LaVanway replied they had. He added that next steps have not been discussed, just infiltration. Mr. LaVanway also noted the applicant has met with the Washtenaw County Road Commission and items have been agreed upon, but there are no formal permits, yet.

Commissioner Gardner noted the plan shows the removal of some regulated trees. He asked the applicant if they had considered an alternative parking lot layout to avoid the removal of the regulated trees.

Mr. LaVanway stated they did look at other layouts, but the layout depicted on the site plan made the most sense with the building configuration and shared driveway. He added parking will be reduced if they have the ability to do so, especially near the trees in the northwest portion of the parking area.

Commissioner Dabish-Yahkind shared concerns that the side of the building fronting Plymouth Road gives the look of a small country club. She understands the lot is very tricky topographically, but she doesn't want the building to create a wall as drivers come around the curve of Plymouth-Ann Arbor Road.

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Mr. Evangelista explained he feels he was receiving mixed messages from the Township. He noted the Dixboro Design Review Board responded favorably to the proposed project, but it is sounding like the Planning Commission has some reservations.

Commissioner Sanii-Yahyai recommended the applicant talk to surrounding property owners to inform them of the project and get feedback.

Commissioner Findley, who also is on the Dixboro Design Review Board (DDRB), explained the DDRB overwhelmingly enjoyed the proposed project and drawings. She does not want the applicant to feel like they're receiving mixed messages.

Mr. Carlisle commented that the applicant did not "miss the mark" with their site plan. He stated the applicant now has comments from the Planning Commission they can take into consideration before submitting for preliminary site plan.

TC Collins asked if the walnut trees currently at the site could be transplanted. He indicated he would be very interested in them for the community garden.

Mr. LaVanway replied he will speak to the landscape architect for the project but believes they may be too large to transplant.

Commissioner Steele stated the replacement trees needed for the site could be placed on Township-owned property if the applicant is unable to put all of the trees back on the site. Additionally, money can be placed into a tree fund managed by Superior Township.

Mr. Evangelista inquired about the preliminary and final site plan process.

Mr. Carlisle recommend the applicant does not combine preliminary and final site plan due to the necessity of outside agency approvals by the final site plan stage.

It was noted staff could assist the applicant through the next steps and meet virtually prior to their submittal of preliminary site plan.

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- B. TC Collins – Community Garden Presentation  
TC Collins, Willow Run Acres, presented his idea for a community garden located across three Township-owned parcels at the corner of Harris Road and MacArthur Blvd.

Mr. Collins explained the Watch Me Grow Center Garden and went on to speak on how he started a garden at Danbury Green Apartments.

He additionally explained Willow Run Acres is a non-profit organization that is community led and driven. One of his goals is to make a new model of the traditional farmer's markets.

Mr. Collins reiterated his organization would love to have the Black Walnut trees that are slated to be cut down from the Dental Office site, if they are able to be transplanted.

Commissioner Gardner asked Mr. Collins if residents would have individual plots at the community garden.

Mr. Collins replied there will be small plots available for rent, but the goal is to have people also working and volunteering at the farm. He really wants to get people interested in all steps, from planting to harvesting.

Mr. Gardner inquired about financial viability and sustainability.

Commissioner Findley replied the Board of Trustees are very interested in the project, and the organization will likely receive funds through American Rescue Plan Act (ARPA).

Jan Piert, who is also assisting with the startup of the community garden, stated the organization is asking for startup funding from the Township. Also, Washtenaw County officials have shown interest in the project and a willingness to help find additional funding and grant money.

Commissioner McGill asked what would happen at the community garden during the off season, whether there would be classes or canning of fruits and vegetables.

Mr. Collins replied there would be classes throughout the off season, including education on canning and seed saving. He added there would

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be beehives at the back of the property, with proper fencing to keep individuals safe.

Commissioner Brennan added it is a great project and feels it would be very welcome into the community.

Commissioner Sanii-Yahyai agreed it is a great project. She asked the applicant to explain the role of Parks and Recreation with the project.

Mr. Collins explained Parks & Recreation would own and manage the land, but he would tend to the land and teach the classes.

Commissioner Gardner asked if any portion of the site would require a rezoning.

Mr. Carlisle replied the property directly at the corner is zoned PSP, and the northern parcel is zoned A-2, which are both fine. The interior lot to the south is currently zoned C-1, and depending on further details and the layout of the lot, a rezoning may be required.

Mr. Collins stated in three to five years he'd like to bring small alpacas and goats to the property for educational opportunities.

Mr. Carlisle noted staff can work through the details with the applicant to determine the proper zoning for the parcel.

Commissioner Gardner inquired about the former uses of the C-1 property.

It was explained the property was a former convenience store.

Commissioner Steele mentioned St. Joe's hospital has a similar garden project at The Farm, located on their campus. He added it might be worth the applicant checking out.

Commissioner McGill asked the total acreage of the sites.

Mr. Collins replied there are 3.1 acres total, but the usable acreage is about two acres.

The applicant also explained the garden would be a hands-on experience and a destination for families.



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Mr. Collins discussed plans for an orchard and the variety of the trees he hopes to plant.

Ms. Piert explained the Board of Trustees would like a memo of support from the Planning Commission since they are seeking ARPA funds for the startup.

Motion by Commissioner Brennan and supported by Commissioner Findley to direct Township staff to draft a memo on behalf of the Planning Commission in support of the Willow Run Acres community garden project to be located at the corner of Harris Road and MacArthur Boulevard, to be provided to the Board of Trustees at their meeting on February 21, 2023.

Roll Call Vote:

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

The motion carried.

**12. POLICY DISCUSSION**

**A. Adoption of the 2023 Meeting Schedule**

A motion was made by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to adopt the 2023 Planning Commission Meeting Schedule.

The motion carried.

**B. Election of Officers for 2023**

Motion by Commissioner Sanii-Yahyai and supported by Commissioner Findley to nominate Jay Gardner as Chair of the Planning Commission.

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Motion by Commissioner Sanii-Yahyai and supported by Commissioner Brennan to nominate Dr. Rob Steele as Vice-Chair of the Planning Commission.

Motion by Commissioner Sanii-Yahyai and supported by Commissioner Gardner to nominate Tom Brennan as the Secretary of the Planning Commission.

The nominations carried by voice vote.

C. Dixboro Corridor Pedestrian/Road Safety

Commissioner Dabish-Yahkind reported she's heard many concerns about pedestrian safety in the Dixboro area. She is interested in hosting a policy discussion about the issue or recommending such a discussion to the Board of Trustees. She added she has spoken to the Washtenaw County Road Commission, and they have been unresponsive.

Mr. Tsakoff replied to Commissioner Dabish-Yahkind, stating the Plymouth Road pathway is currently being designed and permits should be issued this summer. He added the pathway will be installed next year at the latest.

Commissioner Gardner noted the Planning Commission has discussed the issue at their meetings before and they've always run up against the Washtenaw County Road Commission.

Commissioner Dabish-Yahkind feels there are options to calm traffic in the Dixboro Area.

Mr. Tsakoff agreed there are many traffic calming options, but although the County may issue permits, they may not pay for any of it. He stated he can look for grant opportunities.

Mr. Carlisle explained the Washtenaw County Road Commission is more likely to respond if the Township comes to them with a plan. The Master Plan is close to being adopted, and once that happens the Township can take the plan to the Road Commission. He added that one whole section of the Master Plan addresses improvements in the Dixboro area.

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D. Master Plan Update

Mr. Carlisle reported the goal is to have a draft of the Master Plan ready to review by March. He explained census data is slated to be released by June, but it could be pushed back again. He further explained it is not generally good practice to adopt a Master Plan without the new census data. He suggested the Township move forward adopting the Master Plan with the data that is currently available and do an analysis once the new data is released.

Commissioner Findley added the Southeast Michigan Council of Governments (SEMCOG) provides local census data and has been made available for some time.

Commissioner Gardner inquired about the process for approving the Master Plan.

Mr. Carlisle explained the Master Plan Steering Committee would review the documents first, and then it would be presented to the Planning Commission for review. Additionally, a special meeting of the Planning Commission could be held just to discuss the Master Plan draft.

13. ADJOURNMENT

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

Motion Carried.

The meeting was adjourned at 8:50 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

# **Superior Township Monthly Report** **January/February 2023**

## **Resident Complaints/ Debris:**

8424 Thames Ct.- Refuse container left on extension - **(Tagged)**

8753 Barrington Dr.- Headboard and Rails on extension - **(Tagged)**

1280 Stamford Rd.- Stove and Large Box on extension - **(Tagged)**

1022 Stamford Rd.- 3 Refuse Containers left on extension - **(Tagged)**

1983 Andover- Sofa on extension - **(Tagged)**

## **Vehicle Complaint:**

8469 Thames Ct.- 2 Vehicles w/ Expired Tags and Flat Tires

## **Illegal Dumping:**

Vreeland and Gotfredson- 6 Mattresses Dumped on Road

## **Dog Complaint:**

8703 Barrington Dr.- Dog poop in yard - **(Did not see anything due to snow)**

# **Zoning Report**

2/22/2023

Laura Bennett, Planning & Zoning Administrator

## **Superior Storage**

Paul Montagno and I met virtually with Rob Lucas, the owner of 10190 Plymouth-Ann Arbor Road. He informed us that he is considering continuing with plans for RV storage and mini storage at the site. His goal is to be able to repurpose existing buildings on the site, and this project would require a rezoning to C-2. We recommended Mr. Lucas come to the Planning Commission in March or April for a Pre-Application Conference to present his idea.

## **Garrett's Space**

Garrett's Space engineers have informed me that they will be submitting for combined Area Plan/Rezoning in mid-March. If the plans are satisfactory, we will bring the project to the Planning Commission for a public hearing in April.

Scott Halpert, President of Garrett's Space, recently sent a letter to the surrounding neighbors in the area of the proposed project. This letter details the project and what they hope to achieve, should the Planning Commission and Board grant approvals.

I have received a number of phone calls from residents inquiring and voicing concerns about the project and the Planning Commission process. Mr. Halpert is aware of this and hopes to set up a face-to-face meeting with residents prior to the public hearing.

## SITE PLAN REVIEW APPLICATION

(This application must be typewritten or printed. All questions must be answered.)

**APPLICANT NAME** Shaw Construction - Jaimie Provagna

**NAME OF PROPOSED DEVELOPMENT** HURON GASTRO CENTER FOR DIGESTIVE CARE

**APPLYING FOR**

- PRELIMINARY SITE PLAN
- FINAL SITE PLAN
- COMBINED PRELIMINARY AND FINAL SITE PLAN  
(Combination is at discretion of Planning Commission)
- MINOR SITE PLAN
- MAJOR/MINOR CHANGE DETERMINATION
- ADMINISTRATIVE REVIEW

WILL PROJECT BE PHASED?  YES  NO

IF PROJECT IS PHASED COMPLETE THE FOLLOWING:

- Total number of phases N/A
- Phase number of current application N/A
- Name and date of preliminary site plan approval

\_\_\_\_\_

- Date of Previous Phase Approvals:
  - Phase # N/A Date \_\_\_\_\_
  - Phase # \_\_\_\_\_ Date \_\_\_\_\_
  - Phase # \_\_\_\_\_ Date \_\_\_\_\_
  - Phase # \_\_\_\_\_ Date \_\_\_\_\_

SEEKING ADDITIONAL APPROVAL FOR A CONDITIONAL USE  YES  NO

Raina Bennett  
Signature of the Clerk or Designee

Jan 19, 2023  
Date of Receipt of Application

\$ 2,800.00  
Amount of Fee

**GENERAL INFORMATION**

- Name of Proposed Development HURON GASTRO CENTER FOR DIGESTIVE
- Address of Property 5300 ELLIOTT DRIVE, YPSILANTI, MI 48197
- Current Zoning District Classification of Property MS - MEDICAL SERVICES DIS

Is the zoning classification a Special District as defined by Article 7?  YES  NO

- Has this property been the subject of a rezoning request, Zoning Board of Appeals petition or other Township action with the past five (5) years?  YES  NO

Please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Tax ID Number(s) of property 38-2073464

- Site Location - Property is located on (circle one) N S E W side of Elliott Drive Road between Geddes and Clark Roads.

- Legal Description of Property (please attach a separate sheet)  
*Where a metes and bounds description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor and shall correlate with the legal description.*

**Site Area (Acreage) and Dimensions**

- Are there any existing structures on the property?  YES  NO  
Please explain: Building is existing  
\_\_\_\_\_  
\_\_\_\_\_

**PROPOSED LAND USE**

- Residential       Office       Commercial       Other

If other, please specify MEDICAL SERVICES

- Number of units 1
- Total floor area of each unit \_\_\_\_\_
- Give a complete description of the proposed development.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ESTIMATED COSTS**

- Buildings and other structures \_\_\_\_\_
- Site improvements \$???? + permits + fees \_\_\_\_\_
- Landscaping \_\_\_\_\_
- Total \$???? + permits + fees \_\_\_\_\_

**ESTIMATED DATES OF CONSTRUCTION**

- Initial construction March/April 2023
- Project completion Completed in (1) business day
- Initial construction of phases (IF APPLICABLE) \_\_\_\_\_  
\_\_\_\_\_
- Completion of subsequent phases. (IF APPLICABLE) \_\_\_\_\_  
\_\_\_\_\_
- Estimated date of first occupancy \_\_\_\_\_

**IDENTIFY EACH DRAWING SUBMITTED BY NAME OF PLAN OR DRAWING, DATE AND DRAWING NUMBER (ATTACH ADDITIONAL SHEET IF NECESSARY)**

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT INFORMATION**

- APPLICANTS NAME Jaimie Provagno  
Company Huron Gastro Center for Digestive Care  
Address 5300 Elliott Drive, Ypsilanti, MI 48197  
Telephone Number 248-302-3858 Email deborahm@hurongastro.com

- PROPERTY OWNER'S NAME \_\_\_\_\_  
Company Golfside Holdings LLC  
Address 5300 Elliott Dr  
Telephone Number \_\_\_\_\_ Email carolg@hurongastro.com

- DEVELOPER'S NAME \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_ Email \_\_\_\_\_

- ENGINEER'S NAME \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_ Email \_\_\_\_\_

- ARCHITECT/PLANNER'S NAME \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_ Email \_\_\_\_\_

**The applicant indicated on page 4 must sign this application. All correspondence regarding the application and plan will be directed to the applicant. If the applicant is not the property owner, the owner's signed consent must also be provided with this application.**

**APPLICANT'S DEPOSITION**

I hereby depose and certify that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of my knowledge.

APPLICANT'S PRINTED NAME: Jaimie Prougns

APPLICANT'S SIGNATURE [Signature] DATE 1.16.2023

PROPERTY OWNER'S PRINTED NAME Deborah McNeilance

PROPERTY OWNER'S SIGNATURE Deborah McNeilance DATE 1.16.2023



huron gastro

center for digestive care

Huron Gastro  
Center for Digestive Care  
5300 Elliott Drive  
Ypsilanti, Michigan 48197  
T: 734.528.1417  
F: 734.712.2820  
www.hurongastro.com

January 16, 2023

RE: Additional Signage Request

To whom it may concern:

The patients of Huron Gastro have expressed difficulty finding the Huron Gastro practice because the name of the practice is not located on the building or signage. Huron Gastro is requesting to add their name on the East and West sides of the building located at 5300 Elliott Drive, Ypsilanti, Mi.

The Golfside and HG Boards have provided their approval for the signage. As a condition of the ground lease between Golfside Holdings LLC and Trinity Health this request was presented to the legal team at Trinity Health. This request was approved by the legal team.

Sincerely,

Deborah McNeilance, COO

dsm

Larry A. Adler, M.D.  
Robert L. Stoler, M.D.  
M. Patricia Mortell, M.D.  
John W. Walsh, M.D.  
Naresh T. Gunaratnam, M.D.  
Andrew T. Catanzaro, M.D.  
Ali Yazdani, M.D.  
Najm M. Soofi, M.D.  
Mark D. Zeglis, M.D.  
Stevany L. Peters, M.D.  
Michael R. Fine, M.D.  
Anthony T. DeBenedet, M.D.  
Stephen Berger, M.D.  
Paul Corsello, M.D.  
Miriam R. Thomas, M.D.  
Lisa M. Glass, M.D.  
Timothy M. McGorisk, M.D.  
Jill Duda, P.A.-C  
Fred Kominars, P.A.-C  
Mark J. Velarde, P.A.-C  
Kristin Minnema, P.A.-C  
Jessica E. Borchert, NP



Location: 5300 Elliott Drive, Ypsilanti, MI 48197

(A) FRONT MAIN ENTRANCE ADJACENT TO PARKING LOT • Install: to right of existing lettering

(B) REAR PATIENT PICKUP / EXIT ONLY • Install: to left of existing lettering

Qty. (2) Sets of 1/4" thick Aluminum, Flat-cut Dimensional Lettering, Painted Satin Black

Mount: Stud mount to brick (and adhesive where necessary) • Add to existing lettering per allowable

SCALE: 3/4"=1'-0"

# OPTION A



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in writing by author or be subjected to design fees.



Location: 5300 Elliott Drive, Ypsilanti, MI 48197

(A) FRONT MAIN ENTRANCE ADJACENT TO PARKING LOT • Install: to left of existing lettering

(B) REAR PATIENT PICKUP / EXIT ONLY • Install: to left of existing lettering

Qty. (2) Sets of 1/4" thick Aluminum, Flat-cut Dimensional Lettering, Painted Satin Black

Mount: Stud mount to brick (and adhesive where necessary) • Add to existing lettering per allowable

SCALE: 3/4"=1'-0"

# OPTION B



Font: Palatino Bold  
(no modifications)



WEST ELEVATION



EAST ELEVATION



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in writing by author or be subjected to design fees.



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: February 15, 2023

**Minor Site Plan Amendment - Sign  
For  
Superior Township, Michigan**

<b>Project Name:</b>	Huron Gastro
<b>Location:</b>	5300 Elliott Drive
<b>Plan Date:</b>	January 16, 2023
<b>Zoning:</b>	MS, Medical Service
<b>Action Requested:</b>	Minor Site Plan Amendment – Sign

**PROJECT DESCRIPTION**

The owner of Huron Gastro is seeking to amend their site plan to add a sign to both the east and west elevations of the building located at 5300 Elliott Drive. The applicant notes that patients have difficulty finding the Huron Gastro practice because the name of the practice is not located on the building or signage.

**SIGNS IN MS, MEDICAL SERVICE DISTRICT**

As set forth in Section 9.07, any sign in the MS Special Districts that seeks an increase by over 10% requires a minor amendment to the approved site plan approval by the Planning Commission.

**SIGN**

On both the east and west elevation there is a current “Center for Digestive Care” sign that is +/- 312 sq.ft. The applicant is seeking approval to add “Huron Gastro” to the existing “Center for Digestive Care” for both elevations. The proposed “Huron Gastro” sign is 13.5 feet x 15 feet, which is 202.5 square feet. The applicant seeks to increase the total sign area by +/-54%. The “Huron Gastro” addition matches the existing lettering size, font, and color.



The applicant has presented two options for consideration. The only difference between Option A and Option B is that the "Huron Gastro" is located to the right of the existing door for Option A along the west elevation and is located adjacent to the Center for Digestive Care for Option B along the west elevation. The proposed sign size, font, and color are the same for both options.

The maximum size of walls signs is 10% of the signable area of the building space occupied by the use. Even with the proposed addition, the total sign area is less than 10% of the building space.

**PLANNING COMMISSION ACTION**

Minor changes, as determined by the Planning Commission per Section 7.106C (Minor Changes), shall require Planning Commission approval, including, at the Commission's discretion, revised site plan drawings. The Planning Commission shall notify the Township Board and other applicable agencies if it approves a minor change.



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

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