

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JULY 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, Findley, Gardner, McGill, Sani-Yahyai, Steele. Dabish-Yahkind was absent. 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 Findley and supported by Commissioner Sani-Yahyai to adopt the agenda as presented. The motion carried.

5. APPROVAL OF MINUTES

A. Minutes of the April 27, 2022 Meeting

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

B. Building Department Report

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

10. OLD BUSINESS

None.

11. NEW BUSINESS

A. Pre-Application Conference: Brookwood Development

Luke Bonner, CEO of the Bonner Advisory Group and real estate developer, explained the vision for the site on Leforge Road, north of Clark Road. Housing at the site would include active senior, townhouses, and stacked apartments.

Mr. Bonner showed a proposed layout of the site, showing how each area of the development was separated by the existing natural features and landscaping of the site. He noted that he has reached out to neighboring property owners about the potential development.

Commissioner Brennan asked if the housing would be for purchase or rentals.

Mr. Bonner replied that the active senior housing would be for purchase with the rest being rental.

Commissioner Sanii-Yahyai asked if a traffic study had been completed. It was determined that one has not been completed yet.

Ben Carlisle reviewed the Planner's Report dated July 19, 2022.

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Grading at the site was discussed. The applicant noted heavy sloping toward the middle of the site but explained that the site is designed around moving as little dirt as possible.

Commissioner Gardner inquired about amenities at the proposed site.

Mr. Bonner replied that the senior living area will have a clubhouse that hosts programming and activities. There will be walking paths throughout and have pickleball courts. Pricing will be reflective of market rate.

Commissioner Findley inquired what the monthly rent would be.

Mr. Bonner replied that it would be approximately \$2,000 a month.

Commissioner Findley shared her thoughts on market rate pricing and discussed what she is currently paying in rent. She feels that the applicant cuts out a large portion of the population by pricing the homes based on the market rate.

Mr. Bonner replied that it would be looked at.

Commissioner McGill inquired about the exterior façade.

Mr. Bonner replied that the Zoning Ordinance guidelines will be followed, but there will be a mixture of Hardy Board and brick on the exteriors.

Tyler Worman, 6900 Hickory Run, asked if there was any leeway with the location of the exit/entrance. He shared concerns with headlights from the development shining into homes across the street.

George Tsakoff replied that the Washtenaw County Road Commission would need to review entrance/exit placement. He noted a potential issue with southbound traffic turning into the site.

Commissioner Gardner inquired about neighbor input.

Mr. Bonner replied that he had spoken with the neighbors, and they were generally accepting of a proposed project at the site.

Mr. Worman also inquired about exterior lighting at the site.

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Commissioner Gardner stated that it will be reviewed at the Final Site Plan stage.

12. POLICY DISCUSSION

None.

13. ADJOURNMENT

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

Motion Carried.

The meeting was adjourned at 7:35 pm.

Respectfully submitted,
Thomas Brennan III, Planning Commission Secretary

Laura Bennett, Recording Secretary
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