

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
MARCH 22, 2023
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, 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 Sani-Yahyai and supported by Commissioner Brennan to adopt the agenda as presented. The motion carried.

5. APPROVAL OF MINUTES

A. Minutes of the February 22, 2023 Meeting

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

6. CITIZEN PARTICIPATION

Tony Suarez, 5092 Warren Road, shared concerns about the proposed Garrett's Space, noting that he is strongly against the project.

Gary DeBusscher, 3830 Vorhies Road, shared concerns about the Garrett's Space project. He questioned the ability to revert the zoning back to A-2 if the project fails. He also inquired about safety measures.

Sharon Bordeau, 5518 Warren Road, stated that she is opposed to the rezoning of 3900 Dixboro Road. She noted that the surrounding area and beyond contain single family homes. She feels the rezoning is contrary to the Superior Township Zoning Ordinance and Master Plan.

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Yume Preston, 3979 Fleming Ridge Drive, asked how many minutes individual residents would get to speak at the public hearing. She also asked the Commissioners if the public hearing could only be open to the Superior Township residents and Ann Arbor Township residents who are directly adjacent to 3900 N. Dixboro Road.

Chairman Gardner stated if the applicant submits by the deadline, the public hearing could be set for April 26, 2023. Regarding how long each resident will have to speak, he was not prepared to give an answer at the present time.

Brian Carlson, 5500 Warren Road, shared he is opposed to Garrett's Space. He stated that the rezoning of the site would actually change what the neighborhood would become and put uncertainty into the future going forward. Mr. Carlson also referenced the Superior Township Master Plan regarding spot zoning.

Dr. Matthew Matuszak, 6147 Warren Road, explained that he lives here because of the zoning. He added, rezoning for one facility may open issues with others wanting to do the same thing, which is a slippery slope.

Roberta Collaner, 5207 Warren Road, shared concerns that the meeting was being video recorded.

Chairman Gardner replied that it is private individual filming the meeting.

Mike Dugan, 3960 Fleming Ridge Drive, stated after Monday's Board of Trustees meeting, the residents felt attacked and bullied by the organization. Additionally, the use of a camera man makes them feel uncomfortable. He asked the applicant to reconsider forcing their proposal through the process.

Wayne Stark, 5277 Warren Road, shared that he is concerned about the location of the proposed project. He feels the Planning Commission's decision should not take into account the needs of a space.

Scott Halpert, applicant for Garrett's Space, stated that they are proposing the buildings to be located at the center of the property, surrounded by dense brush and a creek. He added that there is no reason to fear the young adults who would be serviced by the project.

A resident noted that the land is contiguous, and people could wander the area.

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Eric Furlong, 7897 Ramblewood Street, understood that there is fear, but added that people staying at Garrett's Space won't want to wander through yards when they're in a healing space.

Margi Brawer, 3980 Fleming Ridge Drive, stated that the founders of Garrett's Space have stated that there's no facility like it anywhere in the country and it's experimental. She added there is no standard for this facility and there is a lot of room for error. Additionally, by placing the facility in a residential area, the neighbors end up being the guinea pigs.

Steve Taylor, 3629 Tanglewood, stated that he is a psychiatrist and treats a lot of people who might benefit from this. He feels that the need for something like this is crucial. Additionally, he feels the zoning is important because the benefits of nature and being in a forested area are extremely important.

Doug Dail, 5510 Warren Road, stated that approving this project would be a direct violation of the Superior Township Zoning Ordinance. Mr. Dail also discussed Section 18 of the Zoning Ordinance, Amendments. He explained Section 18 includes the standards the Planning Commission must find affirmative to recommend approval to the Township Board.

Chairman Gardner reminded the audience that the Township has not yet received a submittal from Garrett's Space. If they do submit by the March 29, 2023, deadline, the public hearing will be held on April 26, 2023.

Margi Brawer inquired about the process and how to submit letters to the Township Planning Consultant.

Chairman Gardner stated that any letters for the Planning Commission or the Township Planning Consultants could be sent to the Township to their attention, and it would be forwarded on.

A resident asked if participants would receive more than one minute to speak during the public hearing.

Chairman Gardner replied it would be evaluated at the time of the public hearing.

A resident asked the Commissioners if the public hearing would be limited to Superior Township residents and the Garrett's Space representatives.

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Commissioner Findley replied that under the Open Meetings Act, the Township cannot deny anyone from attending and/or speaking during a public hearing, regardless of where they live.

Margi Brawer asked if the residents would be given time to meet with the Planning Commission. She added that at the March Board of Trustees meeting there were 16-year-old kids talking and she feels the residents did not get their fair share. She asked if there was time to meet with Commissioners to present what they feel are important issues.

Chairman Gardner stated that there will be a chance for public comment during the hearing in April.

Commissioner Findley stated there will be a public hearing with the Planning Commission and a public hearing with the Board of Trustees.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

9. REPORTS

A. Building Department Report

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

B. 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.

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11. NEW BUSINESS

A. STPC 23-01 Huron Dental Mixed-Use Development Preliminary Site Plan

Brent LaVanway, Boss Engineering, noted that some modifications to the site plan have been made. The parking has been reduced and six black walnut trees will be able to be saved.

Revised exterior elevations of the building were also shown.

Ben Carlisle reviewed the Planner's Report dated March 13, 2023.

Commissioner Dabish-Yahkind feels that design changes to the building really soften the overall look.

Commissioner Steele inquired about reducing the drive and inquired whether additional trees could be saved.

Mr. Carlisle replied it would reduce impervious surface, but he was unsure if additional trees could be saved.

Commissioner Gardner inquired about the potential for a turn lane into the site.

Mr. LaVanway stated many conversations occurred with the Washtenaw County Road Commission (WCRC) and they concluded that a center turn lane was not required.

George Tsakoff reviewed the Engineer's Report dated March 15, 2023.

Motion by Commissioner Brennan, supported by Commissioner Sani-Yahyai, to approve STPC 23-02, Huron Dental – Preliminary Site Plan subject to conditions set forth in the Planner's Report dated March 13, 2023, the Engineering Report dated March 15, 2023, and the Fire Marshall's Report dated March 15, 2023.

Roll Call Vote:

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

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Absent: None.

The motion carried.

B. STPC 23-02 Huron Gastro Center for Digestive Care – Minor Site Plan Amendment

Jaimie Provagna, Shaw Construction, explained the Huron Gastro, Center for Digestive Care building located on the campus of Trinity Health, does not currently have the words “Huron Gastro” on the building. She noted that this often causes confusion for patients who are looking for the building.

Mr. Carlisle reviewed the Planner’s Report dated February 15, 2023.

Motion by Commissioner Brennan, supported by Commission Findley to approve “Option A” sign location for STPC 23-02 Huron Gastro Center for Digestive Care – Minor Site Plan Amendment, based on the Planner’s Report dated February 15, 2023.

Roll Call Vote:

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

The motion carried.

12. POLICY DISCUSSION

A. OHM Presentation of Preliminary Design for Plymouth Road Pathway

George Tsakoff, Cresson Sloten, and Kyle Selter, all of OHM, presented a slideshow regarding the Plymouth Road Pathway Design. Mr. Tsakoff explained that there are two grants for the project for \$300,000 and \$250,000.

The pathway will begin at the southern intersection of Cherry Hill and Plymouth Roads, with a crosswalk, and extend to Dixboro House Restaurant.

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Commissioner Dabish-Yahkind suggested advocating for safe crossings at the nature preserve on Dixboro Road. She explained that many walkers cross Dixboro Road to access the preserve entrance.

13. ADJOURNMENT

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

Motion Carried.

The meeting was adjourned at 8:11 pm.

Respectfully submitted,
Thomas Brennan III, Planning Commission Secretary

Laura Bennett, Recording Secretary
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