

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
NOVEMBER 16, 2022  
APPROVED MINUTES  
Page 1 of 5**

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: Findley, Gardner, McGill, Sani-Yahyai, and Steele. Also present was Ben Carlisle, Carlisle Wortman; Laura Bennett, Planning & Zoning Administrator; 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 July 27, 2022 Meeting

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

6. CITIZEN PARTICIPATION

None.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
NOVEMBER 16, 2022  
APPROVED MINUTES  
Page 2 of 5**

9. REPORTS

A. Ordinance Officer Report

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

B. Building Department Report

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

C. Zoning Administrator Report

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

10. OLD BUSINESS

None.

11. NEW BUSINESS

A. STPC 22-04 Kinsley Development Preliminary Site Plan

Joe Klee, Vice President of Land Development for Lombardo, reminded Commissioners that this project was before the Planning Commission in April for rezoning. He explained that infiltration tests have been completed, as well as coordination with the Fleming Creek Advisory Council. A company has been enlisted for a traffic study, as well.

Commissioner Gardner asked if the homes were considered condominiums and if there was a fee interest to the whole lot.

Mr. Klee stated that the project consists of site condominiums and each lot will be privately owned. The homes will be estate-style, designed to fit in with the community. The square footage of the homes will range from a 2,400 square foot ranch up to a 4,200 square foot two-story home. Additionally, the homes will be built by Cranbrook Custom Homes, which is a division of Lombardo.

Commissioner Gardner inquired about the historic structure on the site.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
NOVEMBER 16, 2022  
APPROVED MINUTES  
Page 3 of 5**

Mr. Klee stated that Lombardo will work with the Township to relocate the structure to a place of the Township's choosing.

Mr. Carlisle suggested that staff work with the applicant to determine where the building gets relocated.

Commissioner Gardner asked that it is determined by Final Site Plan.

Commissioner Steele inquired about lot coverage, noting that the current lot coverage is 15% and could be larger than that.

Mr. Klee replied that they are not planning on exceeding the current lot coverage of 15%.

Ben Carlisle stated that at 15% lot coverage, the homes will fit comfortably within the building envelope.

Mr. Carlisle reviewed the Planner's Report dated November 8, 2022.

Commissioner Gardner inquired about the rain garden behind lot 6.

Mark Crider, Atwell, replied that Atwell coordinated with the Washtenaw County Water Resources Commissioner's Office (WCWRC) for infiltration testing to find the best location for the rain garden.

George Tsakoff reviewed the Engineer's Report dated November 8, 2022.

Vehicular access to the rain garden was discussed. Mr. Crider noted that Atwell can provide a 20' easement to the rain garden between lots 6 and 7 for maintenance purposes.

Commissioner Gardner stated that in regard to the stormwater management comments, they do not seem insurmountable. He added that the Fleming Creek Advisory Council provided a letter and several comments about the project.

Mr. Carlisle explained that Homeowner's Associations do not always have the resources to maintain and inspect rain gardens. He advised against dedicating the rain garden to the HOA and recommended leaving jurisdiction to the WCWRC.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
NOVEMBER 16, 2022  
APPROVED MINUTES  
Page 4 of 5**

Mr. Tsakoff stated that he isn't sure the WCWRC will take over jurisdiction of the rain garden. It may fall upon the HOA to maintain and inspect it.

Mr. Klee stated that if the WCWRC will not take jurisdiction, it will be handed over to the HOA.

Commissioner Steele asked if maintenance is required for a rain garden.

Mr. Carlisle replied that there is annual plant inspection and monitoring required.

It was determined that there are no other feasible spots for the rain garden to be located.

Commissioner Findley noted that in his report, the Fire Marshall is requiring a dry hydrant at the site.

Mr. Crider replied that a dry hydrant can be placed within the retention pond. He explained that piping is brought out from the retention pond to be accessible by the fire department.

Motion by Commissioner Steele, supported by Commissioner Findley, to approve the Preliminary Site Plan for STPC 22-04 Kinsley Development with the following conditions:

1. Confirm access to and maintenance of the rain garden to the satisfaction of the Township Engineer.
2. Based on needed access to rain garden, confirm that lot 6 and 7 is buildable.
3. Confirm with the Road Commission what and if any ROW acquisition or dedication will be required.
4. All outstanding items noted in the Township Engineer's report.
5. All outstanding items noted in the Township Planner's report.
6. Add a dry hydrant at the road that fronts the pond/rain basin for fire department use.

Roll Call:

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

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
NOVEMBER 16, 2022  
APPROVED MINUTES  
Page 5 of 5**

Abstain: None.  
The motion carried.

12. POLICY DISCUSSION

None.

13. ADJOURNMENT

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

Motion Carried.

The meeting was adjourned at 8:00 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