

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION  
SUPERIOR TOWNSHIP HALL  
3040 N. PROSPECT, SUPERIOR TOWNSHIP, MI 48198  
AGENDA  
MAY 24, 2023**

1. CALL TO ORDER
2. ROLL CALL
3. DETERMINATION OF QUORUM
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES
  - A. Approval of the April 19, 2023, Special Meeting Minutes
  - B. Approval of the April 26, 2023, Regular Meeting Minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
  - A. Letters from citizens regarding proposed rezoning at 3900 N. Dixboro Road.
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
  - A. STPC 23-05 Brookwood Superior Area Plan Amendment
  - B. STPC 23-03 Clay Hill Farm Area Plan and Rezoning
9. REPORTS
  - A. Building Department Report
  - B. Ordinance Officer Report
  - C. Zoning Administrator Report
10. OLD BUSINESS
11. NEW BUSINESS
  - A. STPC 23-01 Huron Dental – Final Site Plan
12. POLICY DISCUSSION
13. ADJOURNMENT

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

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

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION SPECIAL MEETING  
APRIL 19, 2023  
DRAFT MINUTES  
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1. CALL TO ORDER

Vice Chair Steele called the regular meeting to order at 7:00 p.m.

2. ROLL CALL

The following members were present: Brennan, Dabish-Yahkind, McGill, Sanii-Yahyai, and Steele. Also present was 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.

6. CITIZEN PARTICIPATION

Ellie Serras, 3900 N. Dixboro Road, stated she and her daughters are committed to Garrett's Space and believe at this very moment that the highest and best use for the site is the Garrett's Space project. She added that the property will be developed.

Rose Matuzak, 4820 Vorhies Road, stated she does not feel the proposal fulfills the use of this land as stated in the Zoning Ordinance.

Lori Bennett, Corner Health Center Director, voiced her support for the project. She believes it will be wonderful when the community is recognized when they have the first Garrett's Space.

Michael Mikhail, Valleyview Drive, is Chairman of the Emergency Room at St. Joe's. He has seen a huge gap for what is needed to serve the young people with mental illness. He stated his support for the project.

Margi Brawer, Fleming Ridge Drive, was under the impression that this would not be a facility where people would go directly from the hospital to Garrett's Space.

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Jerry Matusak, Vorhies Road, shared concerns that Garrett's Space is a commercial development and a medical facility by all definition. He feels the project does not belong in a residential area.

Steve Preston, 3979 Fleming Ridge Drive, stated the project does not fit the rural area of the Township. He added the proposed usage is not consistent with a Planned Community district (PC) in a rural district.

Keith Brandt, Brandt Real Estate, is the listing agent of the property. He stated that the property is zoned A-2, with many possibilities. He added that the site is not in the country, but is bordered by M-14, and North Dixboro Road, which is a major corridor. He added there is 3,000,000 square feet of property (at 3900 North Dixboro) and Garrett's Space is looking to utilize less than 2% of that.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

9. REPORTS

None.

10. OLD BUSINESS

None.

11. NEW BUSINESS

A. STPC 23-01 Garrett's Space Pre-Application Conference

Scott Halpert, CEO of Garrett's Space, introduced himself and the Garrett's Space team.

A presentation from the applicant was shown to the Planning Commission. It is attached to these meeting minutes.

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While showing the presentation, Mr. Halpert discussed the Garrett's Space model. Data on the residential component of the site, project phasing, and financial support was shown.

Peggy Galimberti, the Clinical Director for Garrett's Space, was introduced. Ms. Galimberti discussed the referral and intake process as well as who Garrett's Space will and will not serve.

A proposed aerial view of the site was shown, depicting proposed locations of parking, the residential building, and the creativity studio. Mr. Halpert noted that the listing agent of the property has offered to show the site, including the existing home, to anyone interested. Mr. Halpert added that Garrett's Space is committed to seeking a conservation easement of between 55 and 60 acres on the site.

Candice Briere, Midwestern Consulting, showed an alternative development plan for the site. Ms. Briere stated that SEMCOG data was used, and vehicle trips were based on the ITE Trip Generation Manual Standards.

Ms. Briere discussed the well and septic standards required for Garrett's Space, as well as stormwater management based on Washtenaw County Water Resource Commission (WCWRC) standards.

Gerald Fisher, Land Use Law Consultant, was introduced and discussed the Legal Review portion of the presentation (slides 40-48 on the attached presentation)

George Tsakoff asked if the applicant has reached out to outside agencies.

Ms. Briere stated that plans have been submitted to the Washtenaw County Road Commission (WCRC) and review comments have been received. WCRC is asking for acceleration and deceleration tapers on Dixboro Road at the driveway opening, and a wider approach at the entrance. She added that the applicant has met with WCWRC but has not yet completed infiltration testing. Soil testing and well testing has been completed and the applicant is working with the Washtenaw County Health Department. She added that additional wells would need to be installed.



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Mr. Tsakoff inquired about wetlands at the site. Ms. Briere stated that wetlands on the site are being completely avoided.

Commissioner Dabish-Yahkind inquired how many neighbors share a border with the property.

Mr. Halpert replied there are eight or nine homes.

Commissioner Dabish-Yahkind inquired more about security.

Mr. Halpert explained there will be cameras in non-private areas, and also stated some doors will be triggered if opened.

Commissioner Steele asked the average length of stay for someone staying in the residential component.

Mr. Halpert replied the stay would be three to four weeks in length.

Commissioner Steele inquired about the alternative development plan. He asked, with the 34 homes shown on the plan, how many of those would be located in the wetlands.

Ms. Briere replied all building envelopes shown on the plan are outside of the wetlands on each of the lots. Additionally, all lots could fit a well and septic field.

Commissioner Sanii-Yahyai noted most of the time, young people will be referred by clinicians. She asked if the same screening procedure would be used for individuals who are self-referred.

Mr. Halpert explained the same screening procedures are used. Additionally, he added that coming to Garrett's Space would not be anyone's first time seeking mental health services.

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12. POLICY DISCUSSION

None.

13. ADJOURNMENT

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

Motion Carried.

The meeting was adjourned at 8:18 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



# GARRETT'S SPACE

## Hope, Healing and Connection

April, 2023





In 2019, the Halpert's founded [Garrett's Space](#) to address gaps in available treatment for other young adults experiencing distress due to mental health challenges

# Meet Garrett Halpert

Multiple surveys confirm that nationally our teens and young adults are struggling with depression and anxiety:

- 70% of young adults ages 18-24 reported being moderately or severely depressed<sup>1</sup>
- 96,000 college students were surveyed and 44% reported symptoms of depression, 37% reported anxiety disorders, and 15% reported having seriously considered suicide<sup>2</sup>
- 57% of high school girls surveyed, reported feeling sad or hopeless and 25% had considered suicide<sup>3</sup>

<sup>1</sup>Kumanu/Harris, Dec. 2021, <sup>2</sup>Healthy Minds 2021-2022, <sup>3</sup>CDC 2021 data



This crisis is real in our community:

- In Washtenaw County, mental health crisis calls involving young people are up 20% year over year, with the mobile crisis team responding to mostly young adults ages 20 to 30
- A 2022 Washtenaw County Health Department report indicated that 37.6% of teens felt sad or hopeless every day for the past two weeks
- Suicide is the **2nd leading cause of death** for young people ages 15-34 in the state of Michigan.

Less than half of young adults ages 18-25 with mental illness received treatment in 2021<sup>1</sup>



**There is a critical gap in treatment.** Few options exist on the continuum of care between a psychiatric hospitalization which may be traumatic and stigmatizing, and outpatient therapy which may not be enough.



# Garrett's Space

Garrett's Space is a holistically focused residential retreat that promotes wellness, healing, self-worth, and resilience.

With a team of local mental health professionals, and years of planning and research, we have created a model of care to help fill the treatment gap. A model that we believe would have made a difference for our son, Garrett.

The Garrett's Space model is based on an understanding of what young adults need most:

- Connections
- Improved self-worth
- Coping strategies
- Tools to get through challenging times
- Hope

To create this model, Garrett's Space has engaged leading experts who specialize in helping families with the placement of young adults in residential facilities. Their input, along with visits to multiple existing facilities, has informed the development of our non-medical approach.



An aerial photograph of a residential development. A central cluster of buildings, including a large multi-story structure and several smaller units, is surrounded by a winding road and green spaces. The entire development is set within a dense forest. A white line outlines the perimeter of the central area. A teal banner is at the top left, and text is at the bottom right.

Scott Halpert | Our Model

**Garrett's Space**  
Working with nature to create a serene place of healing.

## Residential Center:

- 11,000-12,000 square foot residence
- Bedrooms for 15-20 young adults
- Group spaces including a library, meeting areas, telehealth rooms, and a dining room
- Cozy spaces and nooks for time alone or with one or two other participants

## Creativity Studio:

- 2,000 square foot building
- Used for activities including dance, yoga, art, meditation, and music



## Project Phasing\*

- Late 2023, we will offer day programming, after making appropriate and necessary modifications to the existing house
- Spring/summer 2024, begin construction of the residence and creativity studio when final site plan approval is in place
- Early 2026, complete construction and expand day programming to use the constructed spaces
- Early 2027, begin overnight programming

\*Assumes use and re-zoning are approved.

Mental health experts in our community agree, the  
**Garrett's Space model is necessary and will work.**



## Garrett's Space Board of Directors

Scott Halpert, *Co-founder, Pres/CEO*

Julie Halpert, *Co-founder, COO*

Jamie Abelson, *MSW, VP/Secretary*

Lisa Halpert, *Treasurer, CFO*

Robert Adams, *MA*

Lori Bennett, *FNP*

Brandon Bond, *MPH, LLMSW*

Lindsay Bornheimer, *PhD*

Felicia Brabec, *PsyD, MSW*

Eli Golshteyn

David Share, *MD, MPH*

Steve Stein, *MD*

## Garrett's Space Advisory Board

Madeline and Aly Halpert

James L. Abelson MD, PhD

Nancy Baum, PhD

Nancy Davis

Mary Jo Desprez, MA

Daniel Eisenberg, PhD

Kate D. Fitzgerald, MD

Eric Furlong

Emily Gordy

John Greden, MD

Jyoti Gupta

Katie Layne Young, RN, MSN, PMHNP

Denise Hamburger

Michele Heisler, MD, MPA

Victor Hong, MD

Adam Kern

Wendy Kern, LMSW

Cheryl King, PhD

Hannah Kohn, LLMSW

Preeti N. Malani

Lisa Mann, RN, MSN, CPNP

Tim McKay, PhD

Trish Meyer, EdM

Harry Rai, MD

Deborah Renner

Megan Rodgers

Gayle Rosen

Eva Rosenwald, MSW

Deborah Salem, PhD

Srijan Sen

Marly Spieser-Schneider

Rachel Sulkowski, LLMSW

Susan Thal

Connie Wood, MS, LLP

Greater exposure to green space within nature significantly relates to lower levels of mental health symptoms:

- Lower levels of depression in a sample of over 9,000 adolescents<sup>1</sup>
- Lower levels of depression, anxiety, and stress in a sample of over 2,400 adults<sup>2</sup>

Movement and exercise improves mental health and suicide outcomes:

- Physical exercise related to improved mental health outcomes, including improvements in suicidality, among a sample of university students<sup>3</sup>
- Yoga and movement among adults with severe mental illness improved emotional wellbeing and self-awareness, and reduced symptoms of anxiety and depression<sup>4</sup>

<sup>1</sup>Bezold et al., 2018, <sup>2</sup>Beyer et al., 2014, <sup>3</sup>Grasdalsmoen et al., 2020, <sup>4</sup>Barton, 2011

Engagement in peer support groups positively impacts mental health:

- Improvements found in isolation, happiness, self-esteem, depression, and anxiety across various peer support studies<sup>1</sup>
- Peer support in mental health is shown to instill hope and improve engagement, quality of life, self-confidence, and integrity among individuals<sup>2</sup>

Creative expression through art and music helps young people more positively cope with stressful situations:

- Increase of resilience in young people with mental health challenges who completed visual arts interventions (even short term)<sup>3</sup>
- Feelings of comfort and understanding from others were enhanced through young adults' engagement with music as a coping skill<sup>4</sup>

<sup>1</sup>Richard, et al., 2022, <sup>2</sup>Shalaby & Agyapong, 2020, <sup>3</sup>Coholic, 2011, <sup>4</sup>Ter Bogt, et al., 2017

Garrett's Space currently hosts three weekly Wellness Groups for young adults (age 18-28).

Currently we are serving 26 young adults who on average participate for six months.

We are seeing a rise in demand for our programming. In the last 60 days there have been 20 inquiries about services.

*“There’s really no right answer to mental health. Sure, there are principles and foundational things to follow, but everyone’s journey is different. Garrett’s Space has proven to me that there is no feeling I need to be ashamed of. There are incredible people, my age, working towards the same things I am, feeling the same things I am, no matter how dark. It’s a vicious cycle to judge yourself for your own negative emotions, but Garrett’s Space put an end to that. Life is meant to be shared, and of all things, love is the prize. Garrett’s Space runs on love.”*

~ Recent group participant



Congresswoman  
Debbie Dingell



State Senator  
Sue Shink



State Senator  
Jeff Irwin



County Sheriff  
Jerry Clayton



State Rep.  
Jimmie Wilson, Jr.



State Rep.  
Felicia Brabec



County Chair  
Justin Hodge



Commissioner  
Crystal Lyte





## Garrett's Space has Broad Support in the Mental Health Community

Victor Hong, MD

Sheila Marcus, MD

Katie Ryan, MD

Lindsey Mortenson, MD

Linda Young, PhD

Irving Leon, PhD

EMU Faculty and Staff of Leadership & Counseling

Todd Favorite, PhD

Charity Hoffman, PhD, MA, MSW

John Greden, MD

Eileen Mollen, PhD\*

Stephan Taylor, MD\*

Gregory Dalack, MD\*

## Financial Support:

- \$4 million government award secured by Congresswoman Dingell and Senator Stabenow to support construction of the residential facility
- Last fiscal year, before announcing the possible acquisition of this property, Garrett's Space raised over \$800K to support our work.
- Going forward, our operations will be funded by philanthropy, private pay (sliding scale), grant funding, and we will research insurance reimbursement.

## Who We Will Serve

The Garrett's Space Program is designed as a **voluntary** support program for young adults (ages 18- 28) living with mental health challenges (depression, anxiety, and/ or suicidality) who are seeking hope, healing, and connection.

This program is an ideal supplemental option for individuals who have previously participated in an inpatient or partial hospitalization program, or those who could benefit from support in addition to regular therapy and/or psychiatric support.

We will serve young adults who could benefit from:

- A community of warm, caring peers and facilitators
- Learning helpful skills and strategies for coping with difficult days
- Being in a safe environment to share their feelings, challenges, and successes
- Listening to and being with others who are struggling with similar lived experiences
- Movement, breathwork, and relaxation exercises to improve well-being
- Helpful discussions and healing activities that provide support and help participants cope with and navigate challenging life events.
- Developing hope for the future.

We will not serve any young adult who:

- Is in need of a court ordered or involuntary treatment program
- Is currently experiencing symptoms of psychosis or mania
- Is physically threatening or a danger to others, or who has a history of physically or sexually assaulting others
- Is actively using substances that would significantly impair their judgment or lead to unsafe behaviors
- Is imminently at high risk for suicide
- Is self-harming to such a degree it requires medical attention

Based on careful screening, individuals identified with any of the above conditions will not be accepted for residential or day programming on the property.


## Referral and Intake:

- Participants will typically be referred by a health care professional (e.g., nurse, doctor, therapist, or other professional, hospitals or agencies). They also may self-refer or be referred by a friend or family member.
- All participants will be coming to our center **voluntarily** seeking extra support and connections.
- Participants will complete intake documents (gathering history and current concerns) and complete an in-person or telephone intake interview with a licensed mental health professional.

## Referral and Intake (cont'd):

- Participants will agree for Garrett's Space to communicate with their treating clinician and/or a family member to gather collateral information to assess for safety and confirm the participant's information shared.
- Participants in the program will have been formally assessed by a therapist, psychiatrist, or other mental health professional prior to participation in Garrett's Space.
- Assessment of all participants will be **ongoing** and referrals for a higher level of care will be provided if or when needed.





**Buildings are consolidated on top of the hill to create a heart to Garrett's Space "campus."**

- Create a heart to Garrett's Space "campus"
- Protected central green space for gathering
- Ease of accessibility in all seasons
- Preserving as much of the site as possible



A photograph showing a view from a stone building towards a wooded hillside. The foreground features a grassy slope with a satellite dish. The middle ground is filled with bare trees, and a dashed white box highlights a specific area in the distance. The sky is clear and blue.

FLEMING RIDGE DEVELOPMENT





WING DRIVE DEVELOPMENT





WARREN ROAD HOMES



Proposed | Garrett's Space Site Plan

~ 961 FT


~ 984 FT

~ 692 FT

**DISTANCE TO CLOSEST NEIGHBORS  
FROM NEW BUILDINGS**







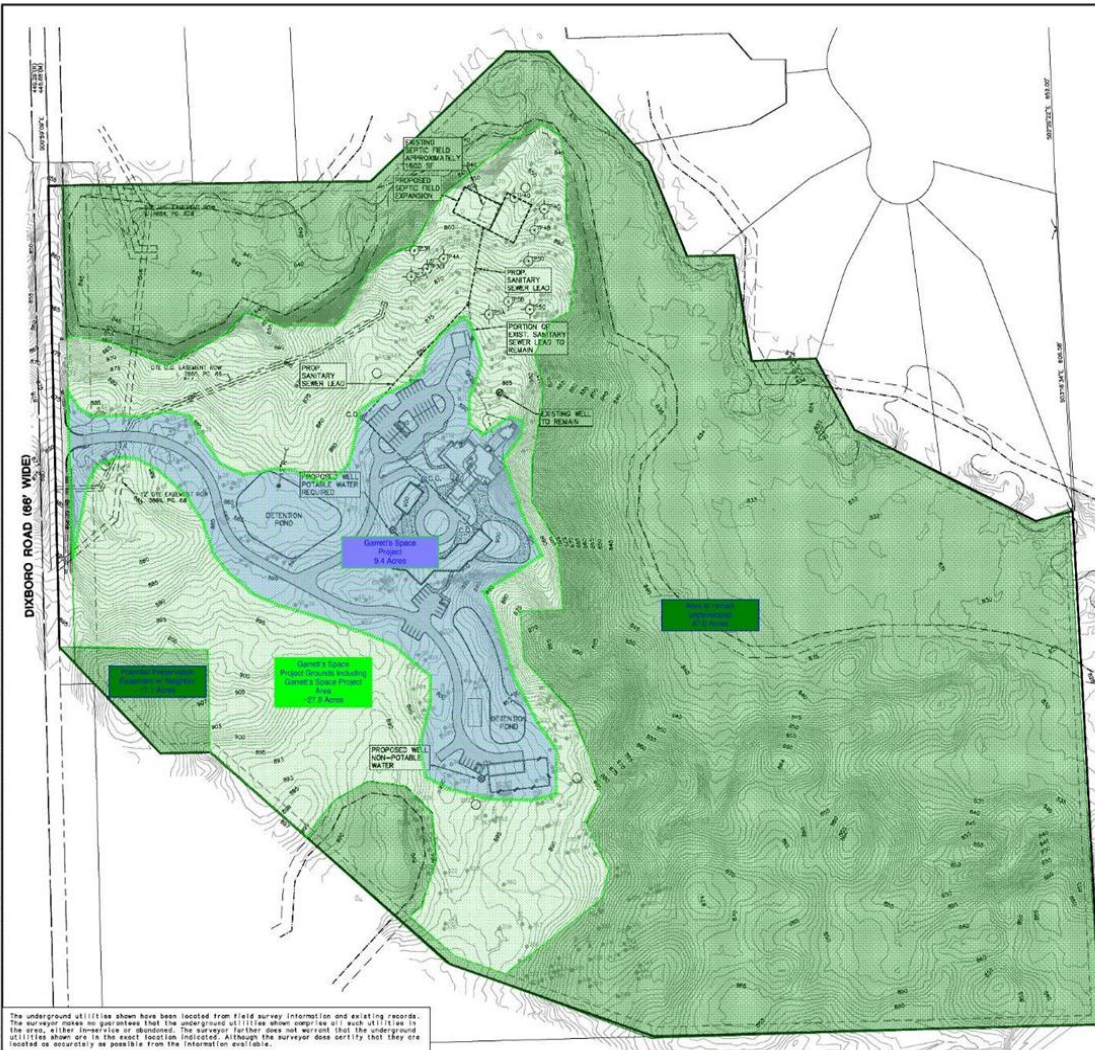
**Scott Halpert** | Garrett's Space Site Plan

**GARRETT'S SPACE**

Number of Lots	1
Population	20 Guests + 18 Staff = +/- 38 people
Vehicle Trips	186
AM Peak Hour	16
PM Peak Hour	16
Waste Water Drain Field	16,000 ft <sup>2</sup>
Water Wells	3
Stormwater Management	115,000 ft <sup>3</sup>
Open Space	70+ Acres
Conservation Easement	55-60 Acres
Floor Area Ratio	20,902 ft <sup>2</sup> (R-1: 10% A-2: 5%)



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The underground utilities shown here have been located from field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown comply with all codes in the area, either in terms of depth or abandonment. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

SCALE: 1" = 100'

0 100 200 300

**LEGEND**

---	EXIST. CONTOUR
—○—	EXIST. UTILITY POLE
—○—	EXIST. UTILITY POLE W/ TRANS.
—○—	5/8" MIN. ELEC. TRANSFORMER
—○—	EXIST. AD UNIT
—○—	EXIST. GENERATOR
—○—	EXIST. OVERHEAD UTILITY LINE
—○—	PROP. LIGHT POLE
—○—	EXIST. TELEPHONE LINE
—○—	EXIST. ELECTRIC LINE
—○—	EXIST. GAS LINE
—○—	EXIST. GAS VALVE
—○—	EXIST. FIBER OPTIC LINE
—○—	EXIST. WATER MAIN
—○—	PROP. WATER MAIN
—○—	EXIST. HYDRANT
—○—	PROP. HYDRANT
—○—	EXIST. GATE VALVE IN BOX
—○—	PROP. GATE VALVE IN BOX
—○—	EXIST. GATE VALVE IN WELL
—○—	PROP. GATE VALVE IN WELL
—○—	EXIST. CURB STOP & BOX
—○—	PROP. CURB STOP & BOX
—○—	REDUCER
—○—	EXIST. BLOW-OFF
—○—	PROP. BLOW-OFF
—○—	POST INDICATOR VALVE
—○—	POST INDICATOR VALVE
—○—	THRUST BLOCK
—○—	PROP. KNOCKBOX
—○—	EXIST. FIRE DEPARTMENT CONNECTION
—○—	PROP. FIRE DEPARTMENT CONNECTION
—○—	EXIST. STORM SEWER
—○—	PROP. STORM SEWER
—○—	EXIST. CATCH BASIN OR INLET
—○—	PROP. CATCH BASIN OR INLET
—○—	EXIST. BEEHIVE INLET
—○—	PROP. BEEHIVE INLET
—○—	PROP. ROOF DRAIN
—○—	END SECTION
—○—	HEAD WALL
—○—	CULVERT
—○—	EXIST. DOWNSPOUT
—○—	PROP. DOWNSPOUT
—○—	EXIST. SANITARY SEWER
—○—	PROP. SANITARY SEWER
—○—	EXIST. CLEANOUT
—○—	PROP. CLEANOUT
—○—	C/A OF DITCH
—○—	SINGLE TREE
—○—	LIMITS OF DISTURBANCE
—○—	SOL BORING

**MIDWESTERN CONSULTING**  
 CONSULTING  
 1000 WEST WASHINGTON AVENUE  
 ANN ARBOR, MI 48104  
 (734) 769-7884

**M**

CLIENT: **GARRETT'S SPACE**  
 PROJECT: **CONCEPTUAL UTILITY PLAN**

**22265**  
 JOB NO.:  
 DATE:

**13**



**Candice Briere** | Alternate Development Site Plan



<b>RESIDENTIAL DEVELOPMENT (A-2/R-1)</b>	
Number of Lots	34
Population	89
Vehicle Trips	374
AM Peak Hour	28
PM Peak Hour	36
Waste Water Drain Field	136,000 ft <sup>2</sup>
Water Wells	34
Stormwater Management	550,000 ft <sup>3</sup>
Open Space	0 Acres
Conservation Easement	0 Acres
Floor Area Ratio	296,208 ft <sup>2</sup>

METRICS	GARRETT'S SPACE	RESIDENTIAL DEVELOPMENT (A-2/R-1)
Number of Lots	1	34
Population	20 guests+10 day guests+20 Staff = 50+/-	89 (SEMCOG data 2.61 per household)
Vehicle Trips	186	374
AM Peak Hour	16	28
PM Peak Hour	16	36
Waste Water Drain Field	16,000 ft <sup>2</sup>	136,000 ft <sup>2</sup> (4 bedroom homes)
Water Wells	3	34
Stormwater Management	115,000 ft <sup>3</sup>	550,000 ft <sup>3</sup>
Open Space	70+ Acres	0 Acres
Conservation Easement	55-60 Acres	0 Acres
Floor Area Ratio	20,902 ft <sup>2</sup> (R-1: 10% A-2: 5%)	296,208 ft <sup>2</sup>

In addition to rigorous screening protocols, **Garrett's Space will implement a multi-layered security approach**, while still maximizing feelings of wellbeing and trust:

- Strictly enforced screening process
- Inventory of personal belongings upon arrival
- Consent regarding possession of contraband and a substance free environment
- Nightly curfew, cameras in non-private areas, and clearly marked property perimeters
- Two designated staff members at the residence 24/7, responsible for monitoring resident whereabouts
- Licensed clinician at center or on-call 24/7



## PLANNING AND ZONING REVIEW

Garrett's Space meets the letter and spirit of the **Master Plan** and **Growth Management Plan**, and represents a model for achieving the important purposes of the **Planned Community District** of the Zoning Ordinance.

The use is consistent with the existing or planned capacity of existing public services and facilities, including police and fire protection, traffic capacity of the Township's public roads, drainage and stormwater management facilities, and provision of onsite water and sanitary sewage facilities.

## PLANNING AND ZONING REQUIREMENTS ALL MET

The proposed Planned Community site includes sufficient contiguous land area to comply with all applicable regulations of the Zoning Ordinance, adequately serve the needs of all permitted uses in the PC project, and promote compatibility between uses and the surrounding area.

## PRESERVATION AND SUSTAINABILITY

The development is an extremely low density residential use consistent with the rural character of the area. The natural character and feel within the Rural Plymouth Road/M-14 Sub-Area of the Township will be maintained.

The development is compatible with Master Plan and Growth Management goals based on the preservation of the surface water (stream and pond), as well as the wetlands and green spaces that comprise the scenic character and ecosystem. The development fully respects natural resources which might otherwise be destroyed or degraded by development as permitted by the underlying zoning.



## PLANNING AND ZONING REQUIREMENTS ALL MET

The development achieves the long-term conservation of open space and significant natural features of the Township in accordance with the adopted Growth Management Plan. Nine acres of development on a total site of 76 acres is exemplary.

## PLANNING AND ZONING REQUIREMENTS ALL MET

Recognizable and material benefits from this low density development will be realized by both the future users of the development and the Township as a whole consistent with the Growth Management Strategy, which calls for protecting natural resources, and retaining the rural character on the property along the roads by focusing on vegetated buffers, open space, and trees lining the road.

## NEIGHBORHOOD HOUSING IS THE INTENT OF FEDERAL AND STATE POLICY

Michigan zoning enabling act protection against the exclusion of this lawful use:

*“A zoning ordinance or zoning decision shall not have the effect of totally prohibiting the establishment of a land use within a local unit of government in the presence of a demonstrated need for that land use within either that local unit of government or the surrounding area within the state, unless a location within the local unit of government does not exist where the use may be appropriately located or the use is unlawful.” MCL 125.3207*

# NEIGHBORHOOD HOUSING IS THE INTENT OF FEDERAL AND STATE POLICY

## Pre-Federal Fair Housing Act Protection - Case Study

A care home for 13 mentally ill adults under the supervision of staff members was denied. The City Council was concerned with the **negative attitude of the majority of property owners located within 200 feet of the facility**. The Court observed that mere negative attitudes, or fear, unsubstantiated by factors which are properly cognizable in a zoning proceeding, are not permissible reasons for treating a home for the mentally ill differently from other forms of housing.

Although several reasons for the denial of the home were advanced, the Court found it was based on irrational prejudice against the mentally ill, including those who would occupy the facility and who would live under supervised conditions. *City of Cleburne, Tex. v. Cleburne Living Center*, 473 U.S. 432 (1985).

## NEIGHBORHOOD HOUSING IS THE INTENT OF FEDERAL AND STATE POLICY

### Federal Fair Housing Act Amendment to Protect Those With Disabilities

The Fair Housing Act was amended to give disabled persons access to neighborhood housing. The Congress included a critical policy statement in enacting the Fair Housing Amendment Act: the amendment is *“a clear pronouncement of a national commitment to end the unnecessary exclusion of persons with handicaps from the American mainstream.”* Persons with disabilities, to the extent feasible, must be permitted to enjoy neighborhood living.

## FINAL CONCLUSION

The 76-acre Property which is proposed for the Garrett's Space care center represents mainstream living for persons with disabilities consistent with the mandate of federal housing law and Michigan zoning law. To quote the Township Master Plan, *“the rural landscape does more than simply provide scenery, as the benefits of nature to citizen mental health are recognized as very important.”*

The Property is appropriate for the proposed use. It provides a neighborhood setting, along with an environmentally rich atmosphere for healing. It provides extensive setbacks from adjoining properties.

The letter and spirit of the zoning ordinance is met.



# Thank you!



Garrett's Space

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
APRIL 26, 2023  
DRAFT 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, and Sanii-Yahyai. 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 Sanii-Yahyai to adopt the agenda as presented. The motion carried.

5. APPROVAL OF MINUTES

A. Minutes of the March 22, 2023, 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. 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.

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8. OLD BUSINESS

None.

9. NEW BUSINESS

A. STPC 22-03 Prospect Pointe West Phase 1 Final Site Plan

Amie Ackerman from Lombardo Homes and Matt Bush from Atwell were present to answer questions about the project.

Ben Carlisle reviewed the Planner's Report dated April 10, 2023.

George Tsakoff reviewed the Engineer's Report dated April 19, 2023.

Commissioner Gardner inquired about the price point of the homes.

Ms. Ackerman answered the sales price would be between \$600,000 and \$700,000.

Commissioner Gardner asked if there were any concerns from Lombardo Homes about the economy.

Ms. Ackerman replied, stating Lombardo Homes has looked at trends and other developments in the area and that is the price point they are comfortable with.

Motion by Commissioner Brennan and supported by Commissioner McGill to approve the Prospect Pointe West Phase 1 Final Site Plan with the condition that the applicant shall revise their submitted elevations and "Standard Housing Specifications" to ensure that no more than 50% of the total area of elevation is vinyl, aluminum, or steel.

Roll Call Vote:

Yes: Brennan, Findley, Gardner, McGill, Sanii-Yahyai.

No: None.

Abstain: None.

Absent: Dabish-Yahkind, Steele.

The motion carried.

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10. CORRESPONDENCE

- A. Correspondence regarding a proposed rezoning at 3900 N. Dixboro Road and the six surrounding parcels.

Motion to receive and file the correspondence by voice vote.

The motion carried.

11. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

- A. STPC 23-03 Garrett's Space Rezoning/Area Plan  
Property located at 3900 N. Dixboro Road and the six surrounding parcels. Proposed rezoning from A-2 to PC.

Commissioner Gardner reviewed the order of comments and public hearing procedure.

Scott Halpert, co-founder of Garrett's Space and applicant, introduced himself and the Garrett's Space team. Mr. Halpert showed a presentation to the Planning Commission. The presentation is attached to these meeting minutes.

Peggy Galimberty, the Clinical Director for Garrett's Space, was introduced. Ms. Galimberty discussed the referral and intake process as well as who Garrett's Space will and will not serve (beginning on page 30 of the attached presentation).

Connie Wood, a member of the Garrett's Space Advisory Board spoke about the Garrett's Space model. She shared what she has learned working with residential centers.

David Saladik, MASS Design, showed examples of building interiors and exteriors to give an idea of what the site will look like. Mr. Saladik also showed an overhead view of the property indicating where future buildings would be placed (beginning on page 39 of the attached presentation).

Tom Covert, Midwestern Consulting, showed an alternate development site plan (beginning on page 54 of the attached presentation). He explained the comparison points for Garrett's Space as well as developing the property into single family homes.

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Gerald Fisher, land use and local government attorney, represents Garrett's Space. Mr. Fisher explained how the rezoning fits into the master plan and is required by law (beginning on page 61 of the attached presentation).

Teresa Ayers shared her daughter Sarah's story, and why she supports the Garrett's Space project.

Dr. Victor Hong, Medical Director of Psychiatry Emergency Services at the University of Michigan, spoke to the efficacy of the proposed program. He discussed how the proposed Garrett's Space project could help so many young people.

Julie Halpert spoke about why she is asking for the rezoning and why this location is perfect for Garrett's Space.

Mr. Carlisle reviewed the Planner's Report dated April 19, 2023.

Mr. Tsakoff reviewed the Engineer's Report dated April 20, 2023.

Commissioner Findley asked about the referral process for participants, including self-referrals.

Ms. Galimberti replied about 75% of the current participants are referred by a treating clinician or doctor. Those that are self-referred typically already have a therapist they're currently seeing and would be coming to Garrett's Space for additional support. She added that participants would not come to Garrett's Space without a diagnosis of depression or anxiety. Additionally, any medications would be managed by the participant's treating clinician.

Commissioner Findley inquired about parking at the site.

Mr. Carlisle replied parking would be addressed at the site plan stage of the project, if the project is approved by the Township Board.

Commissioner Findley asked Mr. Halpert about the participants and substance abuse or illegal substances.

Mr. Halpert replied anyone found to have illegal substances would be asked to leave the facility.

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Commissioner Gardner noted the Master Plan, a complex document, shows Rural Residential on the future land use map for this particular area, meaning homes on one- and two-acre parcels. He added the Master Plan did not contemplate a managed care and support facility. However, as Ben Carlisle described, the Master Plan cannot anticipate all different kinds of future uses. Commissioner Gardner questioned the compatibility of the use. He also questioned how to close the gap between Rural Residential, shown on the Future Land Use Map, and the proposed project.

Mr. Halpert stated the services are primarily residential, and Garrett's Space will retain the rural environment of the area.

Commissioner Gardner stated Garrett's Space is a support facility, not a single-family home. He asked how the use is compatible with the Master Plan.

Mr. Covert explained Garrett's Space would reuse the private access and the private drive. He added that another structure is proposed for the property, which is residential in nature. Additionally, the project is proposing to add a barn and studio, which are accessory structures.

Mr. Fisher explained how the proposed use fits with and is considered a compatible use in the Rural Residential zoning district. He discussed group homes, which are permitted in the residential districts in Article 4 of the Zoning Ordinance. He also noted the Federal Fair Housing Act directs that this type of facility be placed in mainstream residential areas. He acknowledged that Commissioner Gardner's concern was legitimate, but felt the concern is reconciled when the combination of laws and regulations are considered.

Commissioner Gardner clarified he is trying to understand the compatibility between what the Master Plan sets forth for Rural Residential and this particular use.

Mr. Fisher replied Garrett's Space is residential use, and the facilities he mentioned before are referred to in the Land Use Table as residential uses. He feels this is as rural as one could get and not have a farm.

Commissioner Gardner asked the applicant about the financial viability of Garrett's Space, including the sources of funding for the actual



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development, as well as ongoing operating costs. He added that it is not a determinate for the rezoning, but feels it is a pertinent question.

Mr. Halpert responded it will cost approximately ten million dollars to acquire the property and build the facilities. The applicants have acquired a four-million-dollar grant and have money saved, but the balance will be coming through donations. He added they have not yet begun their capital campaign but have every reason to believe Garrett's Space can raise that amount of money, as there is a lot of support for Garrett's Space.

Mr. Halpert stated mental health facilities around the county are charging around \$18,000 a month. He further explained since a stay at Garrett's Space is one month, if ten of the participants out of the twenty were to pay that amount, the facility could generate nearly two million dollars a year on that alone without fundraising. He added that last year Garrett's Space raised \$800,000 in philanthropy.

Mr. Halpert noted the facility would be unlicensed. He explained that Garrett's Space does not fit within any existing licensure category in the State.

Commissioner Gardner asked Mr. Halpert to discuss insurance proceeds, asking if Garrett's Space could collect insurance without being licensed.

Mr. Halpert admitted it would be challenging, but they would try. He mentioned a category, not a licensure category, called "housing with services" that Garrett's Space may fall into. He feels that could give them the credentials they need to get insurance reimbursement.

Mr. Halpert added he does not believe the model necessitates pursuing insurance, but it is another avenue they will pursue.

Motion by Commissioner Brennan and supported by Commissioner Sani-Yahyai to open the public hearing.

Attorney Greg Need introduced himself, explaining he is representing 39 citizens of Superior Township who live in close proximity to the proposed Garrett's Space project. Mr. Need provided the Planning Commission with a printed presentation. The presentation titled "Stick to the Plan" is attached to these meeting minutes.

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Mr. Need stated his clients object to the rezoning for numerous reasons and urged the Planning Commission to recommend denial to the Township Board. He clarified that his clients do not object to the Garrett's Space concept or the services it proposes to provide.

Mr. Need explained that the property is not suited for the use. Additionally, the rezoning, if approved, will have significant and detrimental effects on his clients and other nearby property owners. Mr. Need stated that he strongly disagrees with Mr. Fisher and the Carlisle Wortman review letter on consistency with the Master Plan and Growth Management Strategy, which is criteria for PC (Planned Community) zoning.

Mr. Need discussed why the proposed project is inconsistent with the Rural Residential Zoning district and the development plan. He added that the proposed project is not a low-density single-family use. Additionally, he notes the rezoning is inconsistent with the zoning classification and land use patterns in the area. He stated that although the PC (Planned Community) district offers flexibility, there are limits to what is allowed.

Mr. Need explained the A-2 (Agricultural District) Zoning District does not allow senior housing, large adult group homes or other managed residential facilities. He feels the proposed project is a commercial use and has many of the characteristics of what is prohibited in the A-2 Zoning District.

Mr. Need referenced the fourth slide in the presentation, noting that the PC uses near the site are residential and single-family homes on one acre or greater lots. None of them are primarily a business, include dormitory-style housing, nor have managed care facilities. He feels this proposed project fails the intent of the PC Zoning District and believes the applicant should seek a rezoning to MS (Medical Services) District in a spot that is compatible with the Master Plan and the surrounding area.

Mr. Need reacted to the applicant's Alternative Development Plan and referenced page 6 of his presentation. He does not believe 34 single family lots could be placed on the property based on location of wetlands and steep slopes and believes the Township should request a formal wetland delineation at the site (page 7 of the presentation). Mr. Need stated that the Fair Housing Act applies to permanent residences, not the short-term occupancy that Garrett's Space requests.

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He added his clients contacted the Washtenaw County Health Department regarding the septic on the property and the employee they spoke with indicated Garrett's Space may need a type two well and a commercial septic. Mr. Need feels the septic appears to be insufficient for what is being provided.

Mr. Need stated that his clients requested information from the Township and were told they need to submit a Freedom of Information Act request (FOIA). He explained they submitted one previously and only received some of the information requested.

Citing the Zoning Ordinance, he noted that the Planning Commission has 180 days to take action. Mr. Need requested that no recommendation be made at this evening's Planning Commission meeting so that his clients can request and receive information.

Ellie Serras, 3900 N. Dixboro Road, spoke about her options to divide and develop the property without a buyer under the A-2 Zoning District. She and her daughters believe that Garrett's Space is the highest and best use of the property.

Ken Hair, Tanglewood, stated the proposed residential feels like a dormitory and believes it is incompatible with the Master Plan. He also questioned safety at the site and how crisis situations would be handled. He urged Planning Commissioners to not recommend approval.

Genevieve Faber, 9734 Aspen Lane, discussed why Garrett's Space is critical for youth.

Bill Godfrey, 3875 Vorhies Road, feels 3900 N. Dixboro Road is the perfect location for Garrett's Space. He has no concerns with the young people that will be living and staying at Garrett's Space and will welcome them as neighbors.

Bill Phillips, Gale Road, asked the Planning Commission to support Garrett's Space. He feels there is a need for this use, and it sounds like their team can deal with all the various concerns that have been identified. He feels it is consistent with the Master Plan and his vision for the community.

Jennifer Laflair, 10400 Joy Road, spoke in favor of Garrett's Space, noting it is a unique and respectful use of the site. She feels it would

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improve the health and well-being of the community. The data that was shared shows the alarming increase in mental health illness in the youth, and the lack of treatment options.

Ella, a youth activist and organizer in Washtenaw County, voiced her support of the proposed Garrett's Space project. She spoke on how the current way to deal with mental health crisis is to offer little to no support which can cause people to turn to unhealthy coping skills. She urged Planning Commission members to think about the future of the County when making their decision.

Steve Opaleski, 5824 Becky Lane, stated that of the 140 letters to the Planning Commission regarding Garrett's Space, 78 of the letters came from non-residents, and 97% of those letters were in favor of the rezoning. Sixty-two of the 140 letters were from Superior Township residents, 85% of which were not in favor of the rezoning.

Dr. Joan Martin, 5530 Warren Road, stated she agrees with the analysis and recommendation of Carlisle Wortman to approve the rezoning request. Dr. Martin discussed the Huron River and the creek that flows past the site and the great shape it is in. She informed Commissioners that the decision they are making tonight will affect the quality of the creek and noted a conservation easement on the land would prevent further development.

Rose Matuzak, 4820 Vorhies Road, urged Planning Commissioners to deny the request because she would like to see a facility like this closer to the southeast corner of the Township where there is great need for an increased preventative care. She would like to see the proposed facility in an area where it can serve more of the Township's residents.

Dr. John Greden, 2015 Woodside Road, believes Superior Township is poised to be a role model for benefitting the wellbeing of the Country, and spoke in favor of Garrett's Space. Dr. Greden stated there is a mental health pandemic and youth are most affected.

Sheila Shulman, 5807 Fox Hollow, feels that the proposed facility will have a negative impact on property values.

Scott Ellis, staff at Ozone House, located at the corner of Superior Road and Huron River Drive, spoke in favor of Garrett's Space. Mr. Ellis shared the experience of Ozone House being a residential facility located

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within different neighborhoods. He added that at their current location, many neighbors have volunteered their time on service days to help beautify the property.

Ron Flowers, faculty member at Eastern Michigan University in the department of Leadership and Counseling, spoke in favor of Garrett's Space. He believes that given the number of young people struggling with mental illness, it would be an error to suggest that Garrett's Space would not provide support to the young people in Superior Township.

Greta Furlong, a clinical therapist who works with those who would be served by Garrett's Space, spoke in favor of the project. The setting for her practice is an old farmhouse surrounded by walking trails and outdoor gardens. She added her clients are wonderful people who need extra support to navigate anxiety and depression.

Joshua Stuempges, 9734 Aspen Lane, spoke in favor of Garrett's Space. He spoke about the large amount of space between the location of Garrett's Space and the neighboring parcels that share a boundary line.

Lori Roddy, Executive Director of Neutral Zone, spoke in favor of Garrett's Space. She explained that 25 years ago, Neutral Zone faced many of the same conversations. What they learned, however, is that the young people thrived when brought together with resources. She added that Neutral Zone is now a model known around the country.

Rakesh Latchamsetty, 5454 Red Fox Run, spoke in favor, noting that the proposed project is a good use of the land. He added that if approved, he would be proud of this in his community. He feels this organization has the potential to not just help, but to save young adults.

Annie Sommerville, Chief of Staff to State Senator Jeff Irwin and here on his behalf, as well as the rest of the Washtenaw County Delegation, expressed how invaluable this resource would be for Washtenaw County. Ms. Sommerville is also a Washtenaw County Commissioner representing the one precinct in the southeast corner of Superior Township. She explained that issues of anxiety and depression do not discriminate on race or class.

Heidi Bratton, 5759 Fox Hollow Court, stated that the applicant is proposing that Garrett's Space is the answer to mental health, but she feels mental health is already being addressed in the Township, however

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it is not being done through an institution. She shared how she and her neighbors support each other and participate in each other's lives. She also voiced concerns with the cost of services Garrett's Space is proposing.

Shabnam Shidfar, 5765 Becky Lane, stated she is well aware of the need for improved mental health, and the current system cannot manage the need that is out there. She explained she chose to live here deliberately, and she interpreted the Master Plan to be, as Rural Residential, not a place for people to migrate every four to six weeks. She does not feel the use is compatible with the Master Plan.

Stephen Henley, 5188 Warren Road, inquired if there was a particular reason this property was being requested for this type of facility. He asked why other locations were not being pursued where this type of facility could serve more individuals.

Tamarus Darby, spoke in favor of Garrett's Space. Mr. Darby also discussed the lack of resources in Michigan for those with mental health challenges.

Scott Merritts, 6978 Cherry Hill Road, shared his opinion that property values would not be affected by Garrett's Space. Mr. Merritts spoke in favor of Garrett's Space and asked Commissioners to consider the proposal.

Brian Athey, 29941 East River Road, former Superior Township resident, spoke in favor of Garrett's Space. He shared that his neighborhood in Superior Township was very concerned about Ozone House when it was built. He explained those concerns consisted of property values and effects on the neighborhood, but it ended up working out. The property values did not go down and a community was created that was more inclusive.

Barb Pinkman, Ann Arbor, spoke in favor of Garrett's Space.

Brenda Baker, 8512 Ashton Court, shared that the decision in front of the Planning Commission is whether or not to change the zoning on a parcel. Ms. Baker reviewed the Findings of Fact required under Section 18.06 of the Superior Township Zoning Ordinance.

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Janet Gilsdorf, 5796 Tanglewood Drive, spoke in favor of Garrett's Space. She added that if Freeman School, which is next to her property, was the chosen place for Garrett's Space she would be proud to have it there. She strongly urged the Planning Commission to support the application.

Ashely Oberheide, 1517 Granger Road, spoke in favor of Garrett's Space. She noted that Garrett's Space would be a blessing to have in this community.

Mark Creekmore, Ann Arbor, past president, and current treasurer of National Alliance on Mental Illness (NAMI) Washtenaw County shared that NAMI supports Garrett's Space. He shared that what anyone should do in the event of a mental health crisis, is to call 988 or the on-call mental health crisis response line at 734-544-3050 (and 911 in case of an emergency).

Perry Francis, 6327 Oakhurst Drive, spoke in favor of Garrett's Space. He stated the question is not why should Garrett's Space be here, but why aren't there more of them here?

Becky Brent, teacher at Community High School in Ann Arbor, and leads the depression awareness group at the high school. She added that at the last meeting she heard comments that she and her students were not officially Superior Township residents. She explained that her school is a fifteen-minute drive from Superior Township Hall, and some of her students are Superior Township Residents. She encouraged the Planning Commissioners to make the right decision for the students, staff, and community.

Gerald Matuzak, 4820 Vorhies Road, former Board of Trustee Member and former Planning Commissioner, stated that when anyone moves into a neighborhood, they look at the zoning. He added that everyone at the meeting opposed to Garrett's Space are not opposed to the concept but are opposed to putting it on property that's zoned A-2. If the property is rezoned, the Planning Commission will send a message to everyone who relies on zoning that they can no longer rely on the existing zoning. Mr. Matuzak asked the Planning Commissioners to oppose the rezoning.

Charlene Page, a member of the Washtenaw County Youth Commission, spoke in favor of Garrett's Space. She discussed mental health challenges and the need for resources.



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Deanna Hair inquired whether bus services and police and fire services will be provided to the site without having an impact on her property taxes.

Motion by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to close the public hearing.

Roll Call Vote:

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

The motion carried.

Commissioner Findley noted she is a Superior Township resident and Elected Official, serving as the Clerk. She has heard many comments from residents about the proposed project, such as moving Garrett's Space to the south part of the Township, and that property values would decrease if the project were approved. She prefaced that she is speaking as a Black woman. She stated:

"I grew up in a predominantly white environment. Property values went down because more people that looked like me moved in and there was flight. It had nothing to do with anything else other than the fact that people that looked like me. Some folks in multi-million-dollar homes chose not to want to live around people that looked like me. So, perhaps, let's say if there's only 34 single-family homes, let's say that the majority of those people that built those homes, move in those homes, were black, the same thing would occur. Property values [...] go down when the population changes, which is not the case."

Commissioner Findley addressed Mr. Need, letting him know that she has been fair on all FOIA requests, as they come from her office. She explained that Attorney Ellis Freatman made a FOIA request regarding Garrett's Space and her office fulfilled that request within two days. Additionally, Mr. Freatman called Commissioner Findley to report he never received the documents from his FOIA request. She informed him of when she emailed him the requested documents. She reported he

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looked through his email while on the phone with her and said “Oh, here it is.” Clerk Findley fulfilled the FOIA as requested because she believes in fulfilling her statutory responsibilities for this Township.

Commissioner Gardner asked for any additional comments from the Commissioners.

Commissioner Findley read a resolution recommending approval of the Garrett’s Space Rezoning to the Township Board of Trustees. The resolution is attached to these meeting minutes.

Motion by Commissioner Findley and supported by Commissioner Sanii-Yahyai to approve the resolution of approval for STPC 23-03 Garrett’s Space Rezoning/Area Plan petition to rezone seven (7) parcels from A2-Agriculture District to PC, Planned Community Special District with the following conditions of approval:

1. The Zoning and Land Use Agreement, subject to Township Attorney review.
2. The Conservation Easement, subject to Township Attorney review.

Roll Call Vote:

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

The motion carried.

12. POLICY DISCUSSION

Mr. Carlisle reported the draft Master Plan is complete and the Master Plan Steering Committee will be reviewing it at their meeting on May 11, 2023.

Commissioner Gardner informed the Planning Commission he will not be at the May Planning Commission meeting.

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13. ADJOURNMENT

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

Motion Carried.

The meeting was adjourned at 10:51 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



# GARRETT'S SPACE

## Hope, Healing and Connection

April 26, 2023





In 2019, the Halpert's founded [Garrett's Space](#) to address gaps in available treatment for other young adults experiencing distress due to mental health challenges

Scott Halpert | About Garrett's Space

# Meet Garrett Halpert





Posted on Thu, Nov 18, 2010 : 5:57 a.m.

## Pioneer's Garrett Halpert is Washtenaw County Boys Tennis Player of the Year

By Kaleb Roedel



Pioneer's Garrett Halpert is Washtenaw County Boys Tennis Player of the Year.

Melanie Maxwell | AnnArbor.com



Multiple surveys confirm that nationally our teens and young adults are struggling with depression and anxiety:

- 70% of young adults ages 18-24 reported being moderately or severely depressed<sup>1</sup>
- 96,000 college students were surveyed and 44% reported symptoms of depression, 37% reported anxiety disorders, and 15% reported having seriously considered suicide<sup>2</sup>
- 57% of high school girls surveyed, reported feeling sad or hopeless and 25% had considered suicide<sup>3</sup>

<sup>1</sup>Kumanu/Harris, Dec. 2021, <sup>2</sup>Healthy Minds 2021-2022, <sup>3</sup>CDC 2021 data

This crisis is real in our community:

- Suicide is the **2nd leading cause of death** for young people ages 15-34 in the state of Michigan.
- In Washtenaw County, mental health crisis calls involving young people are up 20% year over year, with the mobile crisis team responding to mostly young adults ages 20 to 30
- A 2022 Washtenaw County Health Department report indicated that 37.6% of teens felt sad or hopeless every day for the past two weeks

Less than half of young adults ages 18-25 with mental illness received treatment in 2021<sup>1</sup>.

**There is a critical gap in treatment.** Few options exist on the continuum of care between a psychiatric hospitalization which may be traumatic and stigmatizing, and outpatient therapy which may not be enough.



# Garrett's Space

Garrett's Space is a holistically focused residential retreat that promotes wellness, healing, self-worth, and resilience.

With a team of local mental health professionals, and years of planning and research, we have created a model of care to help fill the treatment gap. A model that we believe would have made a difference for our son, Garrett.

The Garrett's Space model is based on an understanding of what young adults need most:

- Connections
- Improved self-worth
- Coping strategies
- Tools to get through challenging times
- Hope

To create this model, Garrett's Space has engaged leading experts who specialize in helping families with the placement of young adults in residential facilities. Their input, along with visits to multiple existing facilities, has informed the development of our non-medical approach.



## Garrett's Space

Working with nature to create a serene place of healing.



During three to four week stays, our participants will:

- Be surrounded by a community of caring staff and peers
- Engage in facilitated peer support groups
- Engage in mood lifting activities including yoga, meditation, cooking, art, gardening, music, journaling, and exercise
- Connect with their therapist via telehealth

Garrett's Space will be a critical part of the continuum of care for young adults:

- Supporting their families and allies
- Serving 15-20 young adults in residential programming
- Serving an additional 10 young adults in day programming

## Residential Center:

- 11,000-12,000 square foot residence
- Bedrooms for 15-20 young adults
- Group spaces including a library, meeting areas, telehealth rooms, and a dining room
- Cozy spaces and nooks for time alone or with one or two other participants

## Creativity Studio:

- 2,000 square foot building
- Used for activities including dance, yoga, art, meditation, and music

## Project Phasing\*

- Late 2023, we will offer day programming, after making appropriate and necessary modifications to the existing house
- Spring/summer 2024, begin construction of the residence and creativity studio when final site plan approval is in place
- Early 2026, complete construction and expand day programming to use the constructed spaces
- Early 2027, begin overnight programming

\*Assumes use and re-zoning are approved.





Greater exposure to green space within nature significantly relates to lower levels of mental health symptoms:

- Lower levels of depression in a sample of over 9,000 adolescents<sup>1</sup>
- Lower levels of depression, anxiety, and stress in a sample of over 2,400 adults<sup>2</sup>

Movement and exercise improves mental health and suicide outcomes:

- Physical exercise related to improved mental health outcomes, including improvements in suicidality, among a sample of university students<sup>3</sup>
- Yoga and movement among adults with severe mental illness improved emotional wellbeing and self-awareness, and reduced symptoms of anxiety and depression<sup>4</sup>

Engagement in peer support groups positively impacts mental health:

- Improvements found in isolation, happiness, self-esteem, depression, and anxiety across various peer support studies<sup>1</sup>
- Peer support in mental health is shown to instill hope and improve engagement, quality of life, self-confidence, and integrity among individuals<sup>2</sup>

Creative expression through art and music helps young people more positively cope with stressful situations:

- Increase of resilience in young people with mental health challenges who completed visual arts interventions (even short term)<sup>3</sup>
- Feelings of comfort and understanding from others were enhanced through young adults' engagement with music as a coping skill<sup>4</sup>

Weak social connection functions as a risk factor for suicide and strong social connection is shown to be protective<sup>1</sup>:

- Lower levels of social connection relate to greater suicide thoughts and behavior among adolescents and adults<sup>2</sup>
- Lesser feelings of belongingness and greater social isolation relate to increased suicide ideation and attempt<sup>3</sup>

Enhancing the ability to cope with suicide thoughts and urges is a primary goal of many suicide prevention approaches and interventions<sup>4</sup>:

- Use of coping strategies can impact suicide outcomes and the management of emotions that are important to an individual's resilience from suicide<sup>5</sup>

Mental health experts in our community agree, the  
**Garrett's Space model is necessary and will work.**



## Garrett's Space Board of Directors

Scott Halpert, Co-founder, Pres/CEO  
*Garrett's Space Exec. Direc., Masco Corp. Counsel (former)*

Lindsay Bornheimer, PhD, LCSW  
*U-M School of Social Work & Psychiatry Asst. Professor*

Julie Halpert, Co-founder, COO  
*Journalist, U-M Journalism Instructor*

Felicia Brabec, PsyD, MSW  
*MI State Rep., 33rd House District, licensed Clinical Psychologist*

Jamie Abelson, MSW, VP/Secretary  
*U-M School of Social & U-M Institute for Social Research*

Eli Golshteyn  
*Veoneer, Internal Audit Manager*

Lisa Halpert, Treasurer, CFO  
*Tufts University, Senior Dir., Finance & Planning*

David Share, MD, MPH  
*BCBS Senior VP (retired); Corner Health Center, Founding Dir.*

Steve Stein, MD  
*Real Time Medical Systems, Chief Medical Officer*

Lori Bennett, FNP  
*Corner Health & Packard Health, Family Nurse Practitioner*

Brandon Bond, MPH, LLMSW-Macro  
*U-M Mental Health & Well-being Student Advocate Consultant*

Robert Adams, M.Arch., SCI-Arc  
*U-M College of Architecture, Stamps School of Design, Asst. Professor; U-M Initiative on Disabilities, Director*

## Garrett's Space Advisory Board

Madeline and Aly Halpert

James L. Abelson MD, PhD

Nancy Baum, PhD

Nancy Davis

Mary Jo Desprez, MA

Daniel Eisenberg, PhD

Kate D. Fitzgerald, MD

Eric Furlong

Emily Gordy

John Greden, MD

Jyoti Gupta

Katie Layne Young, RN, MSN, PMHNP

Denise Hamburger

Michele Heisler, MD, MPA

Victor Hong, MD

Adam Kern, LLMSW

Wendy Kern, LMSW

Cheryl King, PhD

Hannah Kohn, LLMSW

Preeti N. Malani, MD

Lisa Mann, RN, MSN, CPNP

Tim McKay, PhD

Trish Meyer, EdM

Harry Rai, MD

Deborah Renner

Megan Rodgers

Gayle Rosen

Eva Rosenwald, MSW

Deborah Salem, PhD

Srijan Sen, MD, PhD

Marly Spieser-Schneider, CIYT

Rachel Sulkowski, LLMSW

Susan Thal

Connie Wood, MS, LLP

**Scott Halpert** | Current Support



US Senator  
Debbie Stabenow



Congresswoman  
Debbie Dingell



State Senator  
Sue Shink



State Senator  
Jeff Irwin



County Sheriff  
Jerry Clayton



State Rep.  
Felicia Brabec



State Rep.  
Jason Morgan



State Rep.  
Jimmie Wilson, Jr.



State Rep.  
Reggie Miller



County Chair  
Justin Hodge



Commissioner  
Crystal Lyte

Scott Halpert | Current Support



## Garrett's Space has Broad Support in the Health Community

Victor Hong, MD

*U-M Psychiatry Emergency Services, Medical Director*

Todd Favorite, PhD

*U-M Psychiatry, Clinical Associate Professor*

Sheila Marcus, MD

*U-M Psychiatry, Clinical Professor*

Charity Hoffman, PhD, MA, MSW

*U-M Psychiatry, Qualitative Research Specialist*

Katie Ryan, MD

*Trinity Health, Psychiatrist*

John Greden, MD

*U-M Psychiatry, Chair Emeritus*

Lindsey Mortenson, MD

*U-M Student Life, Chief Medical Officer*

Eileen Mollen, PhD\*

*Clinical Psychologist*

Linda Young, PhD

*Clinical Psychologist*

EMU Faculty and Staff of Leadership & Counseling

Stephan Taylor, MD\*

*U-M Psychiatry, Clinical Professor*

Irving Leon, PhD

*Clinical Psychologist*

Gregory Dalack, MD\*

*U-M Psychiatry, Clinical Professor*

James Bauer

*WCC, Counselor*

Michael Mikhail, MD\*

*Emergency Physicians Medical Group, Sr. Advisor*

Amy Mikhail, MD\*

*Community Pediatrician*

Marianne Udow-Phillips

*Rewind, Head of Public Health*

Preeti Malani, MD, MSJ, MS

*U-M Medicine, Professor & Special Advisor to Pres.*

Rosalie Tocco-Bradley, MD, PhD, MHAS

*Trinity Health, Chief Clinical Officer*

Joya DCruz, MA, LMFT\*

*Marriage & Family Therapist*

\*Superior Twp. Resident



## Financial Support:

- \$4 million government award secured by Congresswoman Dingell and Senator Stabenow to support construction of the residential facility
- Last fiscal year, before announcing the possible acquisition of this property, Garrett's Space raised over \$800K to support our work.

Going forward, our operations will be funded by philanthropy, private pay (sliding scale), grant funding, and we will pursue insurance reimbursement.

All young adults, who meet the criteria, will have an opportunity to attend our residential program regardless of their ability to pay.

Garrett's Space currently hosts three weekly Wellness Groups for young adults (age 18-28).

Currently we are serving 27 young adults who on average participate for six months.

We are seeing a rise in demand for our programming; since the beginning of the year, there have been 40 inquiries about services.

*“If I’ve learned anything at Garrett’s Space, it’s that I’m never out of the fight and I’m never alone. I’ve come to understand what it takes to put myself in a position to be mentally healthy. Garrett’s Space has given me a place to say what I’m really feeling, without being judged. At Garrett’s Space, I’m surrounded by people who listen to understand and that’s hard to come by these days.”*

~ Recent group participant (shared with their permission)

## Who We Will Serve

The Garrett's Space Program is designed as a **voluntary** support program for young adults (ages 18- 28) living with mental health challenges (depression, anxiety, and/ or suicidality) who are seeking hope, healing, and connection.

This program is an ideal supplemental option for individuals who have previously participated in an inpatient or partial hospitalization program, or those who could benefit from support in addition to regular therapy and/or psychiatric support.

We will serve young adults who could benefit from:

- A community of warm, caring peers and facilitators
- Learning helpful skills and strategies for coping with difficult days
- Being in a safe environment to share their feelings, challenges, and successes
- Listening to and being with others who are struggling with similar lived experiences
- Movement, breathwork, and relaxation exercises to improve well-being
- Helpful discussions and healing activities that provide support and help participants cope with and navigate challenging life events.
- Developing hope for the future.



We will not serve any young adult who:

- Is in need of a court ordered or involuntary treatment program
- Is currently experiencing symptoms of psychosis or mania
- Is physically threatening or a danger to others, or who has a history of physically or sexually assaulting others
- Is actively using substances that would significantly impair their judgment or lead to unsafe behaviors
- Is imminently at high risk for suicide
- Is self-harming to such a degree it requires medical attention

Based on careful screening, individuals identified with any of the above conditions will not be accepted for residential or day programming on the property.

## Referral and Intake:

- Participants will typically be referred by a health care professional (e.g., nurse, doctor, therapist, or other professional, hospitals or agencies). They also may self-refer or be referred by a friend or family member.
- All participants will be coming to our center **voluntarily** seeking extra support and connections.
- Participants will complete intake documents (gathering history and current concerns) and complete an in-person or telephone intake interview with a licensed mental health professional.

## Referral and Intake (cont'd):

- Participants will agree for Garrett's Space to communicate with their treating clinician and/or a family member to gather collateral information to assess for safety and confirm the participant's information shared.
- Participants in the program will have been formally assessed by a therapist, psychiatrist, or other mental health professional prior to participation in Garrett's Space.
- Assessment of all participants will be **ongoing** and referrals for a higher level of care will be provided if or when needed.





Connie Wood, MS, LLP  
A Circle of Hope, Clinical Consultant & Founder  
Garrett's Space Advisory Board  
Models Facilities Committee, Chair





Sarah Gallagher  
6/22/1993 - 10/11/2021



Victor Hong, MD  
Clinical Associate Professor  
U-M Medical Director of Psychiatry Emergency Services



# Garrett's Space

Garrett's Space is a **holistically focused residential retreat** that promotes wellness, healing, self-worth and resilience.

The buildings comprising Garrett's Space's campus will be **warm, welcoming, and homelike in nature**, enhancing the site's natural beauty and providing a true neighborhood asset.

## MASS | Material Palette: Exterior

TRADITIONAL RESIDENTIAL SIZE & SHAPE



BUILDINGS NESTED IN NATURE



NATURAL MATERIAL PALETTE

LANDSCAPED COURTYARD



OUTDOOR GATHERING SPACES



## MASS | Material Palette: Interior

DESIGNED FOR NATURAL LIGHT & VIEWS

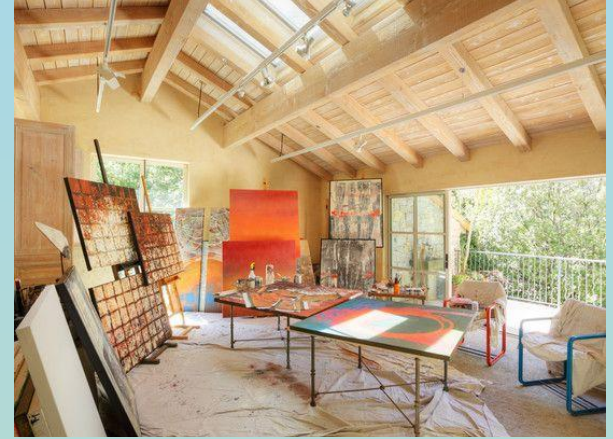


WARM, NATURAL INTERIORS



TEACHING KITCHEN & DINING

CREATIVITY STUDIO & ART SPACE



MOVEMENT STUDIO



CREATIVITY STUDIO

EXISTING HOUSE

RESIDENCE, 20 BEDROOMS

BARN

SITE BOUNDARY

N. Dixboro Road

## Garrett's Space Estimated Footprint

Working with nature to create a serene place of healing.



**MASS** | Minimal Impact to the Site/Preserving Natural Landscape



PLANT SCREENING

HEDGE SCREENING



HEDGE SCREENING



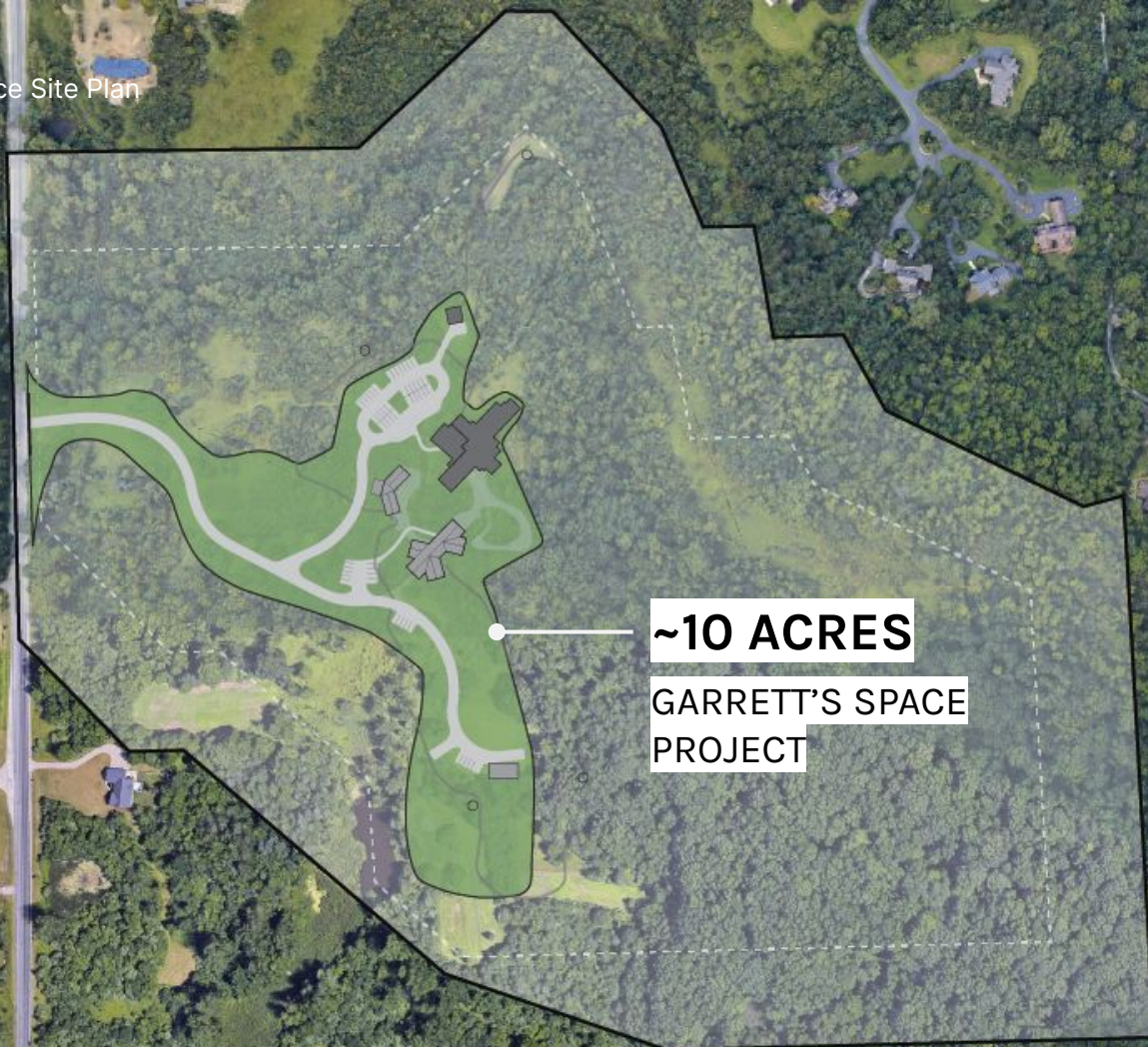
PARKING IN NATURE

REINFORCED GRASS TILES



PERMEABLE PARKING LOT PAVING OPTIONS






**~10 ACRES**  
**GARRETT'S SPACE**  
**PROJECT**





**~66 ACRES**  
UNDEVELOPED  
NATURAL AREA

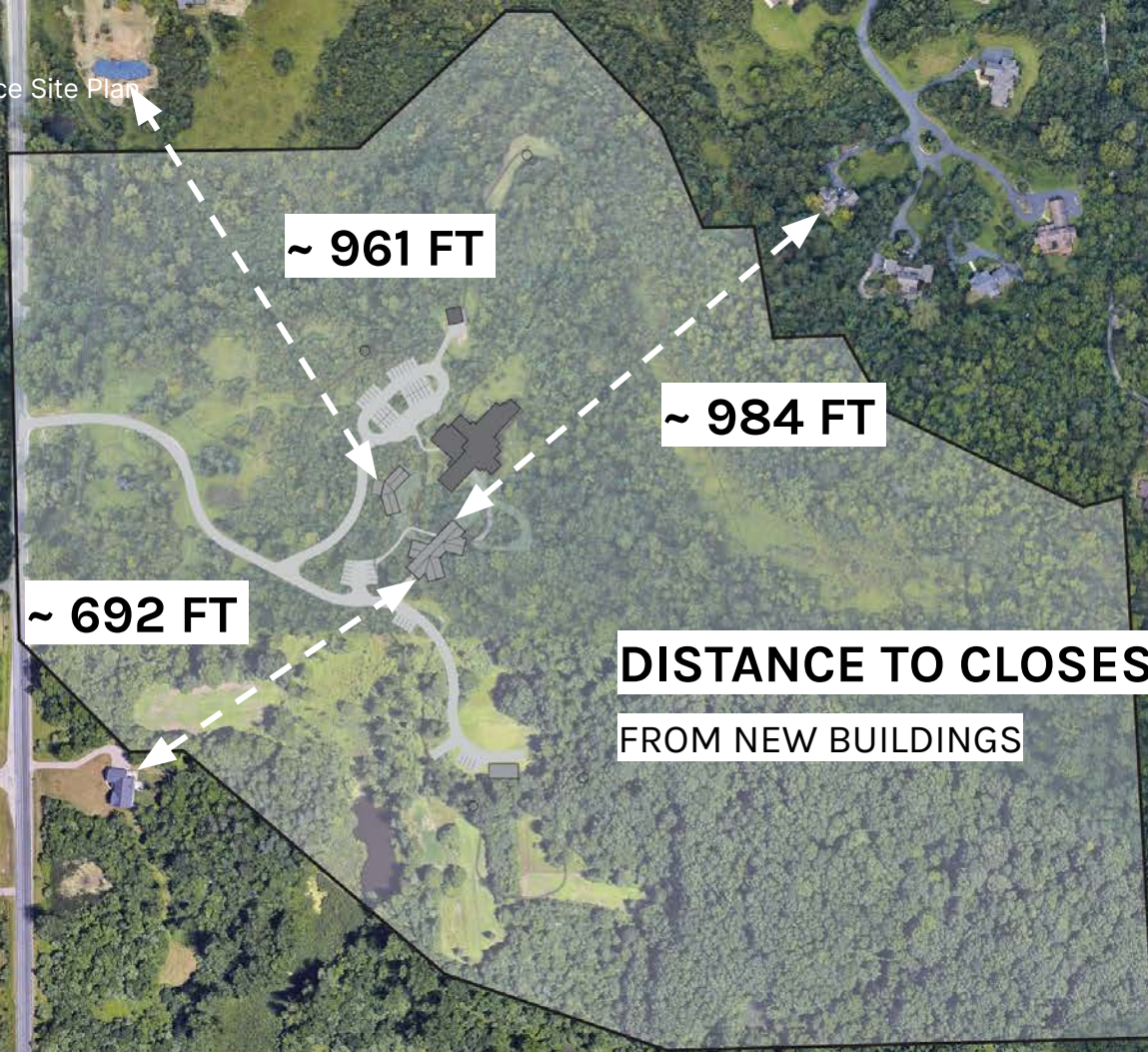




**Buildings are consolidated on top of the hill to create a heart to Garrett's Space "campus."**

- Create a heart to Garrett's Space "campus"
- Protected central green space for gathering
- Ease of accessibility in all seasons
- Preserve as much of the site as possible
- Maximize distance to neighbors
- Maximize distance to site edge





**DISTANCE TO CLOSEST NEIGHBORS**  
FROM NEW BUILDINGS







FLEMING RIDGE DEVELOPMENT



WING DRIVE DEVELOPMENT





WARREN ROAD HOMES



PROPOSED RESIDENTIAL BUILDING

PROPOSED BARN

PROPOSED CREATIVITY STUDIO

PROPOSED PARKING  
EXISTING HOUSE  
EXISTING SHED

FLEMING RIDGE DEVELOPMENT





Huron  
River  
Watershed  
Council



PARKS & RECREATION COMMISSION



**GARRETT'S SPACE**

Number of Lots	1
Population	20 guests+10 day guests+20 staff = 50+/-
Vehicle Trips	186
AM Peak Hour	16
PM Peak Hour	16
Waste Water Drain Field	16,000 ft <sup>2</sup>
Water Wells	3
Stormwater Management	115,000 ft <sup>3</sup>
Open Space	70+ Acres
Conservation Easement	55-60 Acres
Floor Area Ratio	20,902 ft <sup>2</sup> (R-1: 10% A-2: 5%)





RESIDENTIAL DEVELOPMENT (A-2/R-1)	
Number of Lots	34
Population	89
Vehicle Trips	374
AM Peak Hour	28
PM Peak Hour	36
Waste Water Drain Field	136,000 ft <sup>2</sup>
Water Wells	34
Stormwater Management	550,000 ft <sup>3</sup>
Open Space	0 Acres
Conservation Easement	0 Acres
Floor Area Ratio	296,208 ft <sup>2</sup>



METRICS	GARRETT'S SPACE	RESIDENTIAL DEVELOPMENT (A-2/R-1)
Number of Lots	1	34
Population	20 guests+10 day guests+20 staff = 50+/-	89 (SEMCOG data 2.61 per household)
Vehicle Trips	186	374
AM Peak Hour	16	28
PM Peak Hour	16	36
Waste Water Drain Field	16,000 ft <sup>2</sup>	136,000 ft <sup>2</sup> (4 bedroom homes)
Water Wells	3	34
Stormwater Management	115,000 ft <sup>3</sup>	550,000 ft <sup>3</sup>
Open Space	70+ Acres	0 Acres
Conservation Easement	55-60 Acres	0 Acres
Floor Area Ratio	20,902 ft <sup>2</sup> (R-1: 10% A-2: 5%)	296,208 ft <sup>2</sup>

Garrett's Space is committed to securing a **conservation easement** for a minimum of **55-60 acres of the 76 acre property**.



In addition to rigorous screening protocols, **Garrett's Space will implement a multi-layered security approach**, while still maximizing feelings of wellbeing and trust:

- Strictly enforced screening process
- Inventory of personal belongings upon arrival
- Consent regarding possession of contraband and a substance free environment
- Nightly curfew, cameras in non-private areas, and clearly marked property perimeters
- Two designated staff members at the residence 24/7, responsible for monitoring resident whereabouts
- Licensed clinician at center or on-call 24/7



*“Skyland Trail [Atlanta, GA] opened its first campus in 1989 after great opposition from the neighboring community - and then opened subsequent campuses in 1991, 1998, 2004, 2016, and 2019, each bringing high pitch resistance and opposition from the various neighborhoods, but thankfully, in declining decibels over the years. To my delight, all of these campuses continue to operate with the strong support of the surrounding communities. Each neighborhood has experienced the great care we bring to our campuses through tasteful design and quality construction, beautiful grounds and landscaping, and respect for the people we serve and the communities in which we operate. Because of the property improvements made by Skyland Trail at each of our campuses, property values have increased over time after we have come into a neighborhood. There have been no negative incidences between our clients and the neighbors.*

*I urge you to support the development of Garrett's Space. The fears of the community are unfounded, and most importantly, the need is great. As I am sure you hear every day, mental illness is a growing issue across our country and access to quality care is increasingly challenging. The people we serve at Skyland Trail, and the people being served at Garrett's Space, are just like you and me; they want a safe place to live, they want friends, and they want meaningful activity in their lives.”*

*"The center is inconsistent with the agriculture nature of our township."*

*"The center is incompatible with nearby subdivisions."*

*"Because we tend to fear change - or what we don't understand - or what we can't visualize, these type of comments aren't new or surprising to me. I've heard them before when I was the township supervisor. I heard these ... comments ... when there was considerable opposition to locating a residential home to house handicapped and mentally impaired young adults on west Clark Road. ... [T]he township voted to rezone the acreage and many young adults not only found hope, they also found a caring and sharing community."*

## INTRODUCTION

This legal analysis will focus on three points:

1. The **intent and vision of the Township PC and Board** as expressed in the Master Plan and Zoning Ordinance.
2. The **federal mandate** to provide housing **within neighborhoods** for persons with disabilities, as announced under both the Federal Fair Housing Act and the Americans with Disabilities Act.
3. A **Michigan zoning law**, generally referred to as Michigan's Exclusionary Zoning Statute, prohibits exclusion of needed uses, especially housing.

Preservation is the essence of the growth management plan:

- Rural residential: 76 acres, with only 10 acres actively developed
- Minimal change to the land (Master Plan Vision)
- Maintains visual and natural character (unlike division for subdivision)
- Preserves natural resources: surface water, wetlands, green spaces, steep slopes, and tree lined roads
- Preserves natural features (major issue in Chapter 4, Growth Mgt.)



## Zoning: Planned Community Special District

- Section 7.301: **permits residential uses** (including multi-family), office, service, and community uses
- Compare Article 4, Land Use Table: Large Group Homes (13-20) and Congregate Care (more than 20) are classified as “**residential**” uses
- PC District: maximum **flexibility** for taking advantage of “**natural topography, vegetation, watercourse, and other site features**”

## Pre-Federal Fair Housing Act Protection: Case Study

A care home for 13 mentally ill adults under the supervision of staff members was denied. The City Council was concerned with the **negative attitude of the majority of property owners located within 200 feet of the facility**. The Court observed that mere negative attitudes, or fear, unsubstantiated by factors which are properly cognizable in a zoning proceeding, are not permissible reasons for treating a home for the mentally ill differently from other forms of housing.

**Although several reasons for the denial of the home were advanced, the Court found it was based on irrational prejudice against the mentally ill, including those who would occupy the facility and who would live under supervised conditions.** *City of Cleburne, Tex. v. Cleburne Living Center*, 473 U.S. 432 (1985).

Federal Fair Housing Act Amendment intends to allow those with disabilities to reside in mainstream neighborhoods:

- Congress included a critical policy statement in enacting the Fair Housing Amendment Act: the amendment is ***“a clear pronouncement of a national commitment to end the unnecessary exclusion of persons with handicaps from the American mainstream.”*** Persons with disabilities, to the extent feasible, must be permitted to enjoy neighborhood living.
- This directly contradicts the claim that Garrett’s Space is the right use, but in the wrong place! **It is the right use in exactly the right place!**

Michigan zoning enabling act protection against the exclusion of this lawful use:

*“A zoning ordinance or zoning decision shall not have the effect of totally prohibiting the establishment of a land use within a local unit of government in the presence of a demonstrated need for that land use within either that local unit of government or the surrounding area within the state, unless a location within the local unit of government does not exist where the use may be appropriately located or the use is unlawful.” MCL 125.3207*

Garrett’s Space is right in the wheelhouse of this law. **There is broad consensus this use is “needed”.**



## FINAL CONCLUSION

The 76-acre Property which is proposed for the Garrett's Space care center represents mainstream living for persons with disabilities consistent with the mandate of federal housing law and Michigan zoning law. To quote the Township Master Plan, *“the rural landscape does more than simply provide scenery, as the benefits of nature to citizen mental health are recognized as very important.”*

The Property is appropriate for the proposed use. It provides a neighborhood setting, along with an environmentally rich atmosphere for healing. It provides extensive setbacks from adjoining properties.

**The letter and spirit of the zoning ordinance is met.**







# Thank you!



Garrett's Space





# STICK TO THE PLAN

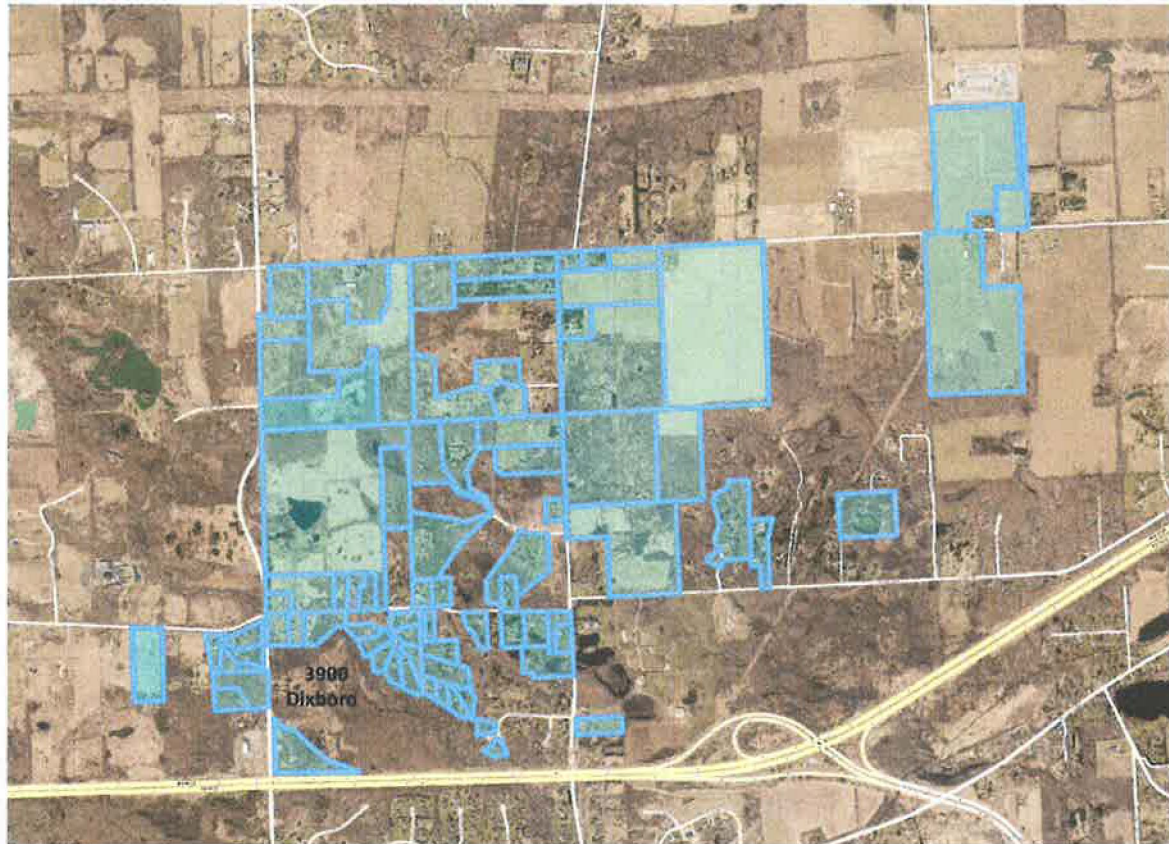
OPPOSE SPOT-ZONING | PROTECT OUR NEIGHBORHOODS







# STRONG LOCAL OPPOSITION

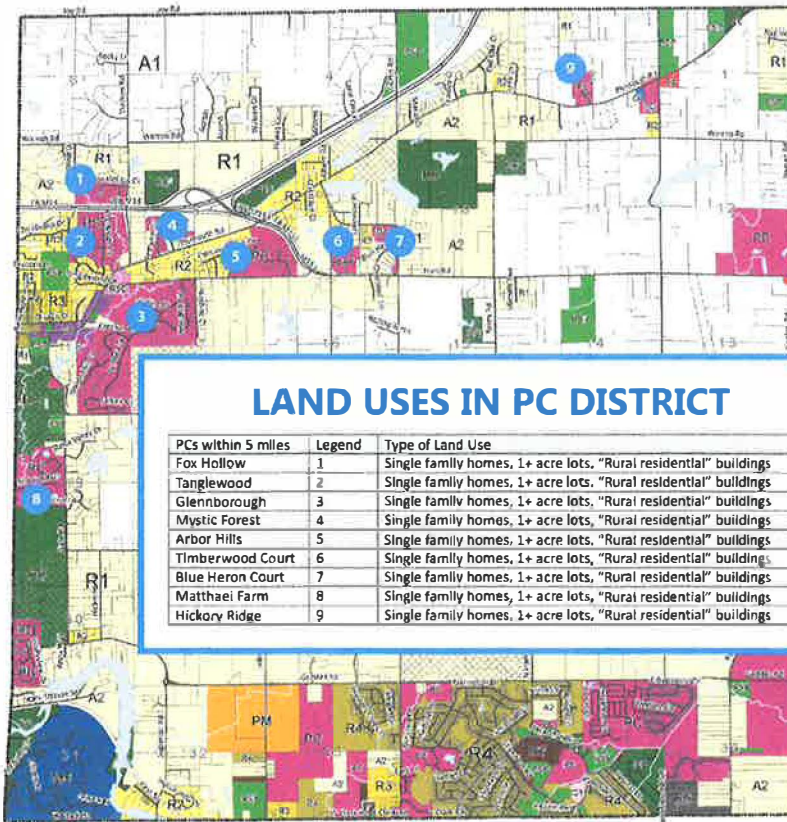


## OF THE 78 OPPOSING PARCELS:

- 71** Properties are located in Superior Twp
- 7** Properties are located in Ann Arbor Twp
- 15** Properties are directly adjacent to proposed site.

# INCONSISTENT ZONING AND LAND USE

OTHER PC DISTRICTS ARE SINGLE FAMILY HOMES, RURAL RESIDENTIAL BUILDINGS

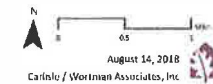


## Zoning Districts

- RC - Recreation-Conservation District
- A1 - Agricultural District
- A2 - Agricultural District
- R1 - Single-Family Residential District
- R2 - Single-Family Residential District
- R3 - Single-Family Residential District
- R4 - Single-Family Residential District
- R6 - Manufactured Housing Park District
- R7 - Multiple-Family Residential District
- C1 - Neighborhood Commercial
- C2 - General Commercial District
- O1 - Office District
- PSP - Public/ Semi Public Services District
- PC - Planned Community District
- NSC - Neighborhood Shopping Center District
- VC - Village Center District
- MS - Medical Services District
- PM - Planned Manufacturing District
- OSP - Open Space Preservation Overlay District

DESIGNED BY  
 SUPERIOR CHARTER TOWNSHIP ZONING MAP  
 SUPERIOR CHARTER TOWNSHIP, MICHIGAN  
 AUGUST 14, 2018

## Zoning Map Superior Charter Township





# APPROVAL = ILLEGAL SPOT ZONING

- 1.** Approval of the rezoning request would create what is known as “spot zoning”, which the courts have held is illegal. The Master Plan provides that, where property is being requested for rezoning, the requested rezoning should not create an isolated or incompatible zone in the area.
- 2.** The proposed use is entirely inconsistent with the land use patterns in the surrounding area, which consist of single-family residential homes and farms. The Garrett’s Space use is more akin to dormitory housing, with administrative office buildings, and large hard surface parking lots. These are not similar in the slightest to the established land use patterns in the area.

# FLAWED ALTERNATIVE DEVELOPMENT PLAN

THE 34 LOT DEVELOPMENT CREATED FOR DENSITY ANALYSIS IGNORES NATURAL FEATURES



## 1. WETLANDS:

Section 14.05.b.2 requires lot boundaries to be located entirely outside of required wetland setback areas.

## 2. SLOPED TERRAIN:

Section 14.05C prohibits development in any area of 25% slopes or greater.

## 3. MODERATE TO SEVERE SOIL LIMITATIONS:

Map 3-5 of the Master Plan shows moderate to severe limitations for septic systems in the proposed site.

**THE ACTUAL NUMBER OF VIABLE BUILDING SITES IS GREATLY REDUCED.**

# FORMAL WETLAND DELINEATION NEEDED

## SITE PLAN NOT CONSISTENT WITH TOWNSHIP ORDINANCES

- 1.** The property contains numerous environmentally sensitive features, including wetlands. Garrett's Space implies preservation of these features as justification for the PC zoning. However, much of the land cannot be developed in any fashion due to the wetlands, woodlands, and steep slopes, thus this land will likely be preserved no matter what the development .
- 2.** While Garrett's Space claims they will have a conservation easement on some of the area, none was included in the application. In addition, placing a conservation easement over property designated as wetlands is irrelevant, as that property could not be developed under Township ordinances in any event.
- 3.** Garrett's Space only provided US FWS wetland boundaries on the plans, but the Township Wetlands Map relies on a combination of US FWS wetland Maps and EGLE. The EGLE maps indicate a discrepancy, in the wetland areas. Due to this discrepancy and the proximity to the development area the Township should require a formal wetland delineation consistent with Ordinance 178 – Wetlands.

# SECURITY ISSUES NOT ADDRESSED

## INADEQUATE STAFFING AND BOUNDARIES

- 1. STAFFING:** The plan provides for 2 employees overnight on a parcel of property over 75 acres in size, with 20 individuals, who are suffering from various mental incapacities.
- 2. BOUNDARIES:** The property is not proposed to be fenced, thus raising concerns that residents could wander from the site onto the neighboring residential properties. There is an existing trail system which travels from the proposed site and across the creek



Fleming Creek is shallow and easily traversed



# VISIBILITY FROM SURROUNDING PROPERTIES

Contrary to the applicant's statements, the proposed facility will clearly be visible from surrounding properties. The house and barn currently located on the property are visible to numerous neighboring properties, and the proposed facility will be significantly larger.



View from Warren Road, 4/20/2023

# REVIEW OF SEPTIC SYSTEMS NEEDED

- 1. PROPOSED LOCATIONS:** The proposed locations of septic systems are inconsistent with the township Master Plan in regard to terrain.
- 2. SEPTIC CALCULATIONS SUBMITTED FOR PHASE 1 ONLY:** The plans do not include cooking, laundry, and bathroom facilities for the 20 overnight patients and bathrooms in the creative space. The septic fields, in addition to being near the creek and slopes, are insufficient for the use.
- 3. COMMERCIAL USE REQUIRES PUBLIC WATER AND PUBLIC SEWER:** The proposal is essentially a commercial use, and the township Master Plan indicates that commercial uses should be only located where there is access to public water and public sewer.
- 4. THE PROPOSAL RELIES ON A LARGE SEPTIC FIELD SITUATED NEAR WETLANDS:** If the property were to be developed as large lot residential consistent with the Master Plan, the septic systems required to support that development would be far smaller than what is being proposed for Garrett's Space

# IN CONCLUSION

WE RESPECTFULLY REQUEST

1. **THE PLANNING COMMISSION DENY** the application for re-zoning from Garrett's Space.

OR

2. **THE PLANNING COMMISSION DEFER ACTION** on the application, to allow an opportunity for a more detailed response, including time to review FOIA requests.

**RESOLUTION  
RECOMMENDATION OF APPROVAL  
Garretts Space Rezoning  
April 26, 2023**

**WHEREAS** Superior Township received Garretts Space Area Plan petition to rezone seven (7) parcels from A2, Agriculture District to PC, Planned Community Special District. The parcels are located at 3900 Dixboro Road, Section 7, known as Tax Parcel ID #J -10-07-200-010, 011, 012, 013, 014, 015, and 016.

**WHEREAS**, the Superior Township Planning Commission reviewed the petition; and

**WHEREAS**, the Superior Township Planning Commission held a pre-application conference; and

**WHEREAS** the Superior Township Planning Commission held a public hearing on this petition on April 26, 2023, and received comments on the petition; and

**WHEREAS** the Superior Township Planning Commission considered the Area Plan rezoning petition standards set forth in Section 7.102.C of the Zoning Ordinance:

1. **Growth Management Plan policies.** *The proposed development shall conform to the adopted Growth Management Plan.*
2. **Ordinance standards.** *The proposed development shall conform to the intent, regulations, and standards of the proposed Special District and this Ordinance.*
3. **Public facilities.** *The proposed development shall be adequately served by public facilities and services, such as highways, streets, police and fire protection, drainage courses, water and sanitary sewer facilities, and refuse disposal, or that the persons or agencies responsible for the proposed development shall be able to provide, in a manner acceptable to the Township Board, such facilities and services.*
4. **Open space and recreation areas.** *The common open space, any other common properties, individual properties, and all other elements of a Special District are so planned that they will achieve a unified open space and recreation area system, with open space and all other elements in appropriate locations, suitably related to each other, the site, and the surrounding land.*
5. **Common areas and improvements.** *The petitioner shall have made satisfactory provision to ensure that those areas shown on the plan for use by the public or by occupants of the development will be or have been irrevocably committed for that purpose. Provisions shall have been made to provide for the financing and maintenance of improvements shown on the plan for open space areas, and common use areas which are to be included within the development.*
6. **Location and layout.** *The location of the proposed uses, layout of the site, and its relation to streets giving access to it, shall be such that traffic to, from, and within the site, and assembly of persons in connection therewith, will not be hazardous or inconvenient to the project or the neighborhood. In applying this standard, the Planning Commission shall consider, among other things, convenient routes for pedestrian traffic, particularly of children, relationship of the proposed project to main thoroughfares and street intersections, and the general character and intensity of the existing and potential development of the neighborhood.*
7. **Compatibility of land uses.** *The proposed use(s), mix of housing unit types and densities, or mix of residential and non-residential uses shall satisfy the intent of the proposed Special District, conform to applicable use standards and limitations, and be acceptable in terms of convenience, privacy, compatibility, and similar standards.*



8. **Minimize adverse impacts.** *That noise, odor, light, or other external effects from any source whatsoever, which is connected with the proposed use, will not adversely affect adjacent and neighboring lands and uses.*
9. **Preservation of natural features.** *The proposed development shall create a minimum disturbance to natural features and landforms.*
10. **Streets.** *Streets shall follow topography, be properly spaced, and be located and aligned in accordance with the intended function of each street. The property shall have adequate access to public streets. The plans shall provide for logical extensions of public streets and shall provide suitable street connections to adjacent parcels, where applicable.*
11. **Pedestrian facilities.** *Major pedestrian circulation shall be provided for within the site and shall interconnect all use areas, where applicable. The pedestrian system shall provide for logical extensions of pedestrian ways outside the site, and pedestrian connections to the site boundaries, where applicable.*

**WHEREAS** the Superior Township Planning Commission considered the Planned Community (PC) Special District eligibility criteria set forth in Section 7.301.A of the Zoning Ordinance:

1. **Compatibility with the Special District intent.** *The proposed development shall be consistent with the intent and scope of this Article and the intent and purposes of the specific Special District.*
2. **Compatibility with the Growth Management Plan.** *The proposed development shall be compatible with the adopted Growth Management Plan.*
3. **Availability and capacity of public services.** *The proposed type and intensity of use shall not exceed the existing or planned capacity of existing public services and facilities, including police and fire protection, traffic capacity of the Township's public roads, drainage and stormwater management facilities, availability of water, and suitability for septic or capacity of existing or planned utility facilities.*
4. **Sufficient land area for proposed uses.** *The proposed Planned Community (PC) site shall include sufficient contiguous land area to comply with all applicable regulations of this Ordinance, to adequately serve the needs of all permitted uses in the PC project, and to ensure compatibility between uses and the surrounding area. Additional non-contiguous land areas within the Township may be included as part of the proposed open space dedications for a PC project.*
5. **Additional eligibility criteria.** *The petition and Area Plan shall be compatible with one (1) or more of the following additional criteria:*
  - a. *Conservation of open space. Long-term conservation of open space, agricultural lands, or lands with significant natural features in the Township will be achieved in accordance with the adopted Growth Management Plan.*
  - b. *Preservation of natural resources. Long-term conservation of natural resources will be achieved, where such resources of the Township would otherwise be destroyed or degraded by development as permitted by the underlying zoning district(s).*
  - c. *Public benefit. A recognizable and material benefit will be realized by both the future users of the development and the Township as a whole, where such benefit would otherwise be unachievable under the provisions of this Ordinance.*

**WHEREAS** the Superior Township Planning Commission found that the required finding of facts has been met:

1. The Area Plan maintains the rural character of the site and immediate area.
2. The proposed Planned Community (PC) site is over 70 acres and includes sufficient contiguous land area to comply with all applicable regulations of this Ordinance, to adequately serve the needs of all permitted uses in the PC project, and to ensure compatibility between uses and the surrounding area.
3. The Area Plan limits the development of the site as compared to other permitted and conditional uses of the underlying A2, Agriculture District. As a result, the proposed development of the site meets the Master Plan and Growth Management standards of sustainability, maintenance of the natural resource base, and reduction of visual impacts.
4. The applicant has placed conditions on the Area Plan to limit impacts upon adjacent property, protect the site's natural resources, and maintain community character.
5. The applicant is applying for a special district as encouraged in the Master Plan for flexibility in site development to help fashion a design that is compatible with adjoining properties.
6. As noted in the Master Plan, the rural landscape does more than simply provide scenery, as the benefits of nature to citizen mental health are recognized as very important.
7. The proposed use of the property, restricted through the Zoning and Land Use Agreement, is compatible with the Township's adopted Growth Management Plan, and harmonious and compatible with, and not harmful, injurious, or objectionable to, existing and future uses in the immediate area.
8. The PC, Planned Community District is intended to allow for greater collaboration to allow for a creative approach to land use and development. Through the PC, Planned Community District the township and applicant are able to collaborate to better protect the sites natural features and reduce impact upon adjacent properties than could be accomplished through a by-right site plan or through a conventional subdivision development.
9. The property is primarily adjacent to residential uses however there are institutional uses in the immediate area including directly across Dixboro.
10. The low intensity use of the site, especially in consideration as to what may be permitted with other permitted and conditional uses on the site, is consistent with density and character with existing residences and neighborhoods in the immediate area.
11. Development of a by-right traditional subdivision would require a significant amount of site grading and would have a significant impact upon natural features including woodland/tree loss, creek degradation, and impact upon wetland and ground water recharge than what is proposed.
12. This site is isolated from adjacent properties. The property is 76-acres, with a +/- 700 foot buffer from the existing house on site to the nearest residential adjacent home. This buffer includes hundreds of feet of thick woodland, and a ravine. The impacts upon adjacent properties are negligible. Any identified additional impacts determined through the approval process can be mitigated and codified through the Zoning and Land Use Agreement.
13. Assuming a maximum of 15 day-programing residents, and 12 employees at full shift, the total number of anticipated daily vehicles will be minimal to the site, and much less than what would be expected for other permitted or conditional uses allowed under the current zoning.
14. Because this is a rezoning, the Township has more authority to require natural feature preservation and maintenance than could be accomplished through a by-right site plan.
15. The applicant is not seeking approval of all uses listed in those the applicable categories, rather they have agreed to limit the uses of the site.

16. The type and intensity of use will not exceed the capacity of existing public services and the applicant is providing necessary onsite private infrastructure to accommodate use.
17. The proposed Area Plan greatly maintains the site in its current state and layout. The proposed site improvements are on areas of the site that have been altered already and will not significantly impact natural features.
18. The applicant has agreed to place up to 55 to 60 acres in a conservation easement that will protect the sites wetlands, forests, and green spaces that comprise the scenic character and ecosystem of the Township. The 55 to 60 acres account for 71 to 77% of the site.
19. The conservation easement will permanently protect these natural features in a manner that protects the property rights of adjacent landowners.
20. The Area Plan maintains the natural landscape buffer along Dixboro Road, so there will be no visual impact from a public road.
21. The applicant is employing the land use and development techniques identified in the Master Plan to maintain and preserve the site's natural features including the existing woodlands, creek, wetlands, and steep slopes.
22. By making minimal additional development to the site and maintaining the site's natural features, the applicant is maintaining the rural and natural character of the site.
23. The potential impact with regards to impact upon natural features, is less than what would occur if the site were to develop as a conventional A2, Agricultural district subdivision development.

**NOW THEREFORE BE IT RESOLVED** that the Superior Township Planning Commission recommends that the Superior Township Board of Trustees approve the Garretts Space Area Plan petition to rezone seven (7) parcels from A2-Agriculture District to PC, Planned Community Special District with the condition that the Zoning and Land Use Agreement and the provision of the Conservation Easement, subject to Township Attorney review, is a condition of approval of adoption of the Area Plan petition; and

**BE IT FURTHER RESOLVED** that the Superior Township Planning Commission transmits the Rezoning Review dated April 19, 2023 as the Planning Commission's report on this application.

## Laura Bennett

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**From:** Joshua Stuempges <jwstuemp@mtu.edu>  
**Sent:** Thursday, April 27, 2023 9:04 AM  
**To:** Lynette Findley; Laura Bennett  
**Subject:** Garrett's Space - Letter of Support  
**Attachments:** GS Map Sattelite.PNG; Arbor Woods.PNG

You don't often get email from jwstuemp@mtu.edu. [Learn why this is important](#)

To the Superior Township Planning Commission,

I'd like to voice my support of the Garrett's Space project located at 3900 Dixboro Road.

I spoke at the planning commission hearing on April 26th, but a public forum statement with a two-minute limit is a very different thing from a written letter of support. It's great for showing the *heat* of my position, but not for addressing the substance.

The Garrett's Space project is like a lot of other public issues. The moral answer is obvious, the legal answer depends on interpretation... and that the political answer is what matters at the end of the day. What good is having a commission who votes their conscience, if their constituents kick them out of office next election cycle? In the end, it comes down to the votes.

Fear and anger are what drive most votes, not hope and optimism. The opponents to Garrett's Space have fear on their side. Let's have no illusions about that: their lawyer cited zoning policies for most of his presentation, but nobody would have coughed up his retainer without fear of the "other," in this case young adults in recovery from a mental health crisis.

But they don't have much room to grow. They have the money and free time to mobilize quickly, but their ceiling is capped. There are not that many township residents and voters who will take that position, once they become aware of the Garrett's Space issue. Frankly, barely anyone lives within a mile of the property, and even NIMBY rural residents will be fine with it if it's not in *their* backyard.

Every backlash triggers another backlash. I meant what I said at the hearing, about the NIMBY opposition being thinly veiled contempt for people like me, who live in the 458 households within Arbor Woods. The "risks" they're imagining are just our daily lives, part and parcel of having a lot of neighbors because you're poor. People are worn down, frustrated, concerned for the mental health of their family and friends, of *themselves*.

They're angry, but they have no outlet: what can anyone do? Then they hear that a virtuous and sympathetic project like Garrett's Space is being blocked by NIMBY homeowners in their township, ones who want to deny this resource to everyone because they can't bear the thought of being like us. They hear that their voices and votes actually matter, that they can easily shout down their opponents, because it's a small local issue? They'll jump at the opportunity. Not all of them of course, but there's a lot of us. More than enough to outweigh the NIMBY opposition.

They just need to be informed and mobilized. Which won't be hard; it's easy to knock on doors when you have 458 of them all lined up, and a sympathetic issue. A few afternoon's worth of work for a few volunteers. Garrett's Space is trying to reach out to Superior residents and my partner and I are working with them to organize door-knocking in our community.

Which is a long way of saying, please do your part and vote your conscience on this issue. We have our own responsibility to you: we need to make sure we protect you from the NIMBY backlash in the next election cycle. We won't let you down.

Thank you,

Joshua Stuempges





## Laura Bennett

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**From:** Stephanie Szemetylo <szemartie@gmail.com>  
**Sent:** Friday, April 28, 2023 12:26 PM  
**To:** Lynette Findley; Laura Bennett  
**Subject:** Sharing my support of Garrett's Space's new facility

Some people who received this message don't often get email from szemartie@gmail.com. [Learn why this is important](#)

Dear Lynette and the Superior Township Planning Commission,

I am writing to you today to share my support for rezoning to accommodate the 76-acre property in Superior Township owned by Garret's Space, so that it can be utilized for a healing and restorative environment for our area youth who are struggling with emotional health and general life challenges.

This proposed facility is not a threat to property values. I myself am on the house search, strongly considering Superior Township, specifically, to be my new home. I would be honored to have such a groundbreaking and desperately needed facility in my backyard.

I wish such a facility existed for me when I deeply struggled with my own mental health episodes and life challenges in 2010, 2016, 2018, and 2020. I won't go into the details of the significant events that occurred in those years, as it's difficult for me to talk about. I will say that the severe suffering that I experienced with those incidents could have been dramatically reduced had I been in a non-hospital environment, easily accessible from my home, where I could have a high degrees of empathic, human-centered care---not a cold, clinical psych ward where medication is the main course of treatment.

Ultimately, Garrett's Space is working at the root problems of mental health crisis as a voluntary facility, not a hospital treating involuntary patients in acute crisis. I see minimal risk in rezoning this property as it will be an asset to our community.

Thank you for your consideration,  
Stephanie

.....  
**STEPHANIE SZEMETYLO**

Research Lead, [Food for Climate League](#)

Design Strategist, [Twistthink](#)

Alumni, MDes Integrative Design, 2022

Stamps School of Art & Design, University of Michigan

<https://www.stephanieszemetylo.com/>

## Laura Bennett

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**From:** Charles Fahlsing <chfahlsing@gmail.com>  
**Sent:** Sunday, May 7, 2023 1:26 PM  
**To:** Laura Bennett  
**Subject:** Garrett's Space

Microsoft Word Document  
You don't often get email from chfahlsing@gmail.com. [Learn why this is important](#)

Dear Commissioners,

I'm writing in support of Garrett's Space. I'm a former Director of YMCA Camp Al-Gon-Quian (AGQ), a sleepaway camp run by the Ann Arbor YMCA which serves youth in the greater Washtenaw County. AGQ is for youth ages 8-17 who migrate up north to a rural residential location much like the property Garrett's Space intends to call home. Campers experience arts, recreation, learn to navigate life on their own, make friends, build connections, and hone countless life skills in a nature-based setting. I can't help but notice the similarities between what AGQ provides youth in our community and what Garrett's Space intends to provide. This summer, approximately 180 kids from Superior Township will go to AGQ and benefit from the connections made and experiences shared. I urge you to consider the parallels between one of Washtenaw County's premier youth development experiences and Garrett's Space.

AGQ offers opportunities to connect in nature, away from the typical stressors of life. It provides a chance to breathe, grow, and reset. The 150-acre campus is a combination of forest, playing fields, original and updated buildings, situated amongst adjacent properties, both cottages and single-family homes. Campers descend upon the property for stays ranging from 2-4 weeks and leave with a sense of community, new connections, improved self-worth, shared life experiences, and resilience. There's something quite unique about sharing cabin space with your peers. If you're mad, sad, scared, or happy, your community is there to support you. Ups and downs are part of life, they happen at home, at camp, and happen most in transitional moments of life. You see, AGQ and Garrett's Space serve people experiencing the same types of life challenges; challenges that are normal human experiences. Many of our campers suffered from anxiety or depression. Each summer, a handful of campers would express self-harm ideation, or inflict harm to themselves while at camp. It was typical to have a few campers come forward with thoughts of Suicide. It was in those moments and conversations with campers who were experiencing some of life's most challenging moments, while at camp, that I understood the impact organizations like Garrett's Space and AGQ have. None of those kids wanted to leave camp and go back home. None of those kids attempted or completed suicide at camp. They all begged and pleaded to stay so they could continue laughing with their friends while reading books under a tree or get the opportunity to courageously perform their poetry in front of the whole camp. Those are the moments that foster connections, create memories and give hope. We served those campers because that's how they showed up. We did it with little training or expertise. Imagine an organization serving that same community, with kindred values, with mental health experts in place, and an advisory board with years of experience in this work. Imagine the impact this will have on our community. That is Garrett's Space, they are essential.

During my time as camp director, the greater Washtenaw County community lost a number of kids to suicide, two of them AGQ campers. I always wondered about camp's role in their lives and thought, would there have been a different outcome if their moment of crisis happened at camp? I wondered, what was different about home, was it a lack of friendship, a bad day at school, or the countless pressures of adolescence? Over time and through experiences, it's abundantly clear that environments like Camp and Garrett's Space are essential and more spaces like them will make a difference and will change outcomes.

Today, most of the campers I once served including those who came from Superior Township, are 18-28 years old. For them, summer camp has faded and life has moved forward. I imagine many of them continue to experience moments of crisis, anxiety, or depression. What resources do they have in this phase of life? Our society and community fails to provide adequate opportunities to this transitional population. This is precisely the population Garrett's Space is targeting. Think back to your childhood. Think about the resources, and community structures in place to support you in high school. All the teams, guidance counselors, role models, and more supporting you as you transitioned to college and beyond. Somewhere along the road, it all disappears. All of a sudden, you are in your 20s, with fleeting friendships, fewer moments for connection, and more stress. We don't talk about that transition

enough. We don't have enough support for that population. Garrett's' Space is that support. It is that option, and our community needs it.

I urge you to support this for your kids, our community, and a better tomorrow.

Charles Fahlsing  
Washtenaw County Resident  
Director, YMCA Camp Al-Gon-Quian (2014- 2018)





To the Superior Township Clerk and Planning Commission,

I am writing to show my support for Garrett's Space as they try to acquire land in Superior Township for their proposed residential center.

I am a current participant of Garrett's Space's weekly Support Groups. I am also a University of Michigan Graduate in Psychology and House Manager of multiple University of Michigan theatres. I cannot tell you how much a center like Garrett's Space would mean to young adults who are struggling, both from my own experience and from my education. Support from a community can be a very important part of mental health treatment (outside of individual therapy) and there is a severe lack of these types of resources, especially in person. I have found only one mental health group in-person in the surrounding area and there is still a deficit of online support groups and communities, outside of hospitalization. Having the proposed residential space would be extremely fulfilling to a community that has a mental health services shortage and could save young people's lives like mine.

To address some of the surrounding community's concerns-- I understand that Garrett's Space has communicated they will have a screening process as well as 24/7 staff to prevent anyone from being a "danger to the community". I can tell you from my experience being in Garrett's Space currently, that absolutely no participants are a danger in any way to others. It's often a stigma that people with mental health challenges of this kind are a danger to others, rather than a reality. In fact, they are more of a danger to themselves than anyone else and that is why places like a residential treatment center could reduce self harm. The current participants of Garrett's space are upright citizens who are some of the most respectable people, just trying to get support for their mental health. Including myself, as I am entrusted by the University of Michigan to manage multiple of their theatres.

Additionally, regarding the concern that it is too close to surrounding homes or could lower their value— There are recent studies showing that anecdotal claims stating that Substance Use Disorder Treatment Centers (which could be looked upon in a similar vain as mental health residential centers) reduce property values are overstated. (Horn et al.)\* Also, I would suggest looking at other homes in the area that are of a similar value and their proximity to large companies, businesses, or facilities. For example, homes on Tall Oaks Drive or Newport Drive in Ann Arbor that are directly behind Skyline High School have values of \$1 Million. The fact that they are "in their backyard" has not affected their value. And also, as a community member, we should inspect what we value more— having well-off neighbors lose a very minimal amount on their home value, or denying access to necessary health and social services.

Thank you for your consideration and hopeful support of Garrett's Space. You could be someone who supports the creation of one of the leading communities addressing mental health in Michigan— and changing young people's lives.

With gratitude,

A Garrett's Space Participant and Concerned Citizen

\*Horn, Brady P., et al. "Substance Use Disorder Treatment Centers and Residential Property Values." *American Journal of Health Economics*, no. 2, University of Chicago Press, Mar. 2021, pp. 185–221. *Crossref*, doi:10.1086/713033.

## Laura Bennett

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**From:** Kathie Weinmann <weinmannkathie100@gmail.com>  
**Sent:** Thursday, April 27, 2023 11:38 AM  
**To:** Laura Bennett  
**Subject:** Garrett's Space

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

[You don't often get email from weinmannkathie100@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Superior Township Planning Commissioners,

Thank you for the opportunity to share my thoughts about a brick and mortar presence for Garret's Space in Superior Township.

As a lifelong resident of Ann Arbor, longtime former educator in the Ann Arbor Public Schools, completion of underGraduate and Graduate education degree programs at Eastern Michigan University, I've had an opportunity to meet a lot of people in a lot of different lifestyles around southeast Michigan. I've also raised my own family and now have four grandchildren. One of my grandsons residing in North Carolina needed inpatient care for severe depression and suicidal thoughts. I wish there had been a "Garrett's Space" residence for him during that trying time. The work that Garrett's Space and supporters of this service do, is beyond measure.

I do not believe that a building which houses professionals and volunteers of the caliber that Garrett's Space attracts, would be any less professional and attractive. I do not believe that home values would be decreased by such a carefully planned and constructed building. My experience directly with Garrett's Space has been as a supporter over many years and I have met Garrett Halpert's parents and sisters numerous times.

Thank you for considering my remarks along with others. May this generous and necessary facility go forward in Superior Township.

Sincerely,  
Kathie K. Weinmann.

Sent from my iPhone

**Laura Bennett**

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**From:** Darcy Cassidy <darcyccassidy@gmail.com>  
**Sent:** Tuesday, May 9, 2023 9:10 AM  
**To:** Lynette Findley; Laura Bennett  
**Subject:** Garrett's space

Some people who received this message don't often get email from darcyccassidy@gmail.com. [Learn why this is important](#)

Good afternoon,

I am writing to express support for Garrett's Space. There is a mental health epidemic in this country, especially for young people, and this space is badly needed.

Warmly,  
Darcy

--

**Darcy Cassidy**  
*she/her*



## Laura Bennett

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**From:** Diane Blumson <diane.blumson@gmail.com>  
**Sent:** Thursday, May 4, 2023 11:00 AM  
**To:** Laura Bennett  
**Subject:** Garrett's Space

You don't often get email from diane.blumson@gmail.com. [Learn why this is important](#)

Dear Planning Commissioners and Ms. Findley,

As a clinical social worker with trauma, I have seen the devastating aftermath for families who have lost members to suicide. I have also worked with young people contemplating it. The sense of desolation and isolation is overwhelming for these people especially for the ones who are emerging adults.

Garrett's Space is not a threat to the community, no more than an urgent care space would be. What it would be is a life preserving presence that speaks to a caring community.

Please support this project. We can make a difference. Thank you.

Sincerely,

Diane Blumson, LMSW, BCD

## AREA PLAN PETITION

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

**APPLICANT NAME** Brookwood Estates LLC

**NAME OF PROPOSED  
DEVELOPMENT** Brookwood Superior

**APPLYING FOR**     AREA PLAN  
                           AREA PLAN AMENDMENT  
                           AREA PLAN REVISION

**FEES (adopted by the Superior Township Board on 11-21-16):** The following fees shall be paid by the petitioner to the Superior Charter Township Treasurer at the time of submittal of the application For a Special District and at the time of each subsequent submittal:

**A. REZONING PETITION AND AREA PLAN REVIEW**

Application fees:	\$ 900.00
Review escrow:	\$5,000.00
<b>Total:</b>	<u>\$5,900.00</u>

Review escrow funds are used for the Township consultants' engineering, planning and legal reviews and other costs as appropriate. Review costs will be deducted from the escrow account along with the appropriate administrative fee. If a review cost exceeds the amount in the escrow account, the cost plus the appropriate administrative fee, shall be billed to the petitioner. Billing rates are available upon request. If a second public hearing must be scheduled due to the petitioner's failure to post required signage or provide information as required, an additional fee of \$300.00 to offset the Township's additional costs of public notices and affidavits of notice shall be paid by the petitioner prior to the Township scheduling the public hearing.

### TOWNSHIP USE

Date Received 4/24/23

Fee Paid 5,900

Signature of Township Clerk or Designee

Laura Bennett

## GENERAL INFORMATION

- Name of Proposed Development Brookwood Superior
- Address of Property Vacant Leforge Rd - ID J-10-33-300-001
- Current Zoning District Classification of Property \_\_\_\_\_
- 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 J-10-33-300-001
- Site Location - Property is located on (circle one) N SEW side of Leforge Road between Geddes Rd and W Clark Rd 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 84.50
- Are there any existing structures on the property?  YES  NO  
Please explain: \_\_\_\_\_  
\_\_\_\_\_

## PROPOSED LAND USE

- Residential       Office       Commercial       Other

If other, please specify \_\_\_\_\_

- Number of units 364 units - mixed use
- Total floor area of each unit See Site Plan
- Give a complete description of the proposed development.

**APPLICANT INFORMATION**

- APPLICANT'S NAME Christopher L Garner  
Company Brookwood Estates  
Address 23944 Eureka Suite 107 Taylor, MI 48180  
Telephone Number 734-507-5200 Email chris@livegpm.com
- PROPERTY OWNER'S NAME SB Invest LP  
Company \_\_\_\_\_  
Address 23944 Eureka Suite 107 Taylor, MI 48180  
Telephone Number 734-507-5200 Email chris@livegpm.com
- DEVELOPER'S NAME Gordon Dionne  
Company 4 Diamond ConCo LLC  
Address 23944 Eureka Suite 105 Taylor, MI 48180  
Telephone Number 623-910-8406 Email gordon@4daimondconco.com
- ENGINEER'S NAME Josh Ratliff, P.E.  
Company Giffels Webster  
Address 1025 E Maple, Suite 100, Birmingham, MI 48009  
Telephone Number 248-852-3100 Email jratliff@giffelswebster.com
- ARCHITECT/PLANNER'S NAME Tom Dillenbeck  
Company Hobbs+Black Architects  
Address 100 N State Street, Ann Arbor, MI 48104  
Telephone Number 734-663-4189 Email tdillenbeck@hobbs-black.com



**INFORMATION REQUIRED ON THE AREA PLAN  
AS SPECIFIED IN SECTION 10.07 OF THE SUPERIOR TOWNSHIP ZONING ORDINANCE**

1. Vicinity map showing the general location of the site.
2. Scale, north arrow, initial plan date, and any revision dates.
3. Existing zoning classifications for the subject parcels and surrounding parcels (including across road rights-of-way)
4. Identification of all adjacent property in which the applicant(s), developers(s), or owner(s) have an ownership interest.
5. Dimensions of all property boundaries and interior lot lines.
6. Location of existing structures, fences, and driveways on the subject property, with notes regarding their preservation or alteration.
7. Location, outline, ground floor area, and height of proposed structures; and of existing structures to remain on-site.
8. Conceptual drawings of exterior building facades for principal buildings and building additions, drawn to an appropriate scale
9. Locations, layout, surface type, centerlines, road pavement and right-of-way widths, and indication of public or private road status for all existing and proposed roads and access drives serving the site.
10. Conceptual locations, layout, and surface type for all parking lots, sidewalks and pedestrian pathways within and accessing the site.
11. General description and delineation of existing natural features on and abutting the site; such as trees, shrubs, wooded areas, general topography and soil information, areas of steep slopes, bodies of water, watercourses, drainage ways, and wetlands; with clear indication of all features to be preserved, removed or altered.
12. Delineation of the 100-year floodplain on and abutting the site (see Section 14.05D of the Zoning Ordinance.)
13. Outdoor open space and recreation areas; location, area, and dimensions.
14. Location and size of required landscape strips, if applicable.

15. General layout of existing and proposed water supply systems, sanitary sewerage or septic systems, and stormwater management facilities.
16. General areas of intended filling or cutting.
17. Other information as requested by the Township Planner or Planning Commission to verify that the site and use are in accordance with the intent, purposes, and requirements of this Ordinance and the policies of the Township's Growth Management Plan.

**The applicant indicated on page 3 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 AFFIDAVIT

The applicant(s) represents that he/she/they are the owner(s) of the subject property or are acting on behalf of the above listed owner, and herewith file sixteen (16) copies of the identified area plan. The applicant also acknowledges that the filing of this application grants permission for Township staff and/or officials to enter the property to determine the accuracy of the submitted area plan including existing conditions.

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: Christopher L Garner

APPLICANT'S SIGNATURE  DATE 4/15/20

PROPERTY OWNER'S PRINTED NAME SB Invest LP - Chris Garner (Agent)

PROPERTY OWNER'S SIGNATURE 



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: May 17, 2023

**Area Plan Review  
For  
Superior Township, Michigan**

<b>Applicant:</b>	SB Invest LP
<b>Project Name:</b>	Brookwood
<b>Location:</b>	East side of LeForge, south of Geddes, north of Clark
<b>Plan Date:</b>	April 14, 2023
<b>Current Zoning:</b>	A2, Agriculture District
<b>Action Requested:</b>	Area Plan Petition Approval-PC, Planned Community District

**PROJECT DESCRIPTION**

Bonner Advisory Group has submitted an Area Plan petition for a 364-unit multi-family residential development on 84 gross acres (70 net acres) on the east side of Leforge Road in section 33. The site is located approximately 700 feet north of Clark Road. The 364-unit plan yields about 5.16 units per net acre. 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 of the site.

The site is currently undeveloped and is controlled by an existing PC, Planned Community Area Plan. The site consists of tilled farmland, slopes, woodlands and wetlands. The applicant has arranged the site to develop in the existing farmland and maintain a significant amount of the existing natural features on site.

**Aerial Photograph**



The Zoning and existing land uses for the subject site and surrounding parcels are identified in the following table:

Direction	Zoning	Existing Use
North	PM and PC	Single Family Residential and Vacant
South	R3, R4, and A2	Vacant and Rural Residential
East	R3, R4, and A2	Vacant
West	PSP, R4, R7, A2	Rural Residential and Institutional





## CONCEPT PLAN

The Planning Commission reviewed a concept plan in July 2022. The concept plan includes a total of 277 units which included the following mix of housing:

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



The basic layout between the concept plan and the Area Plan is essentially the same, however there are some significant differences for Planning Commission consideration:

1. The Area Plan includes 87 more units and increases the base density from 3.92 to 5.16 units per gross acre.
2. The Area Plan includes quad and six-plexes that were not included in the Area Plan. The four-plexes directly abut adjacent single-family residential. The concept plan included duplexes abutting those properties.
3. The southern end of the drive in the middle of the site is lined with duplexes. This area was vacant in the concept plan.
4. There are additional significantly more units accessed of the southern cul-de-sac drive.
5. There appears to be less common open space in the Area Plan. The actual amount cannot be determined.
6. The northern road was more “winding” to reduce speed and break up the linear massing of the buildings. The Area Plan shows a very linear road.

## PROCESS

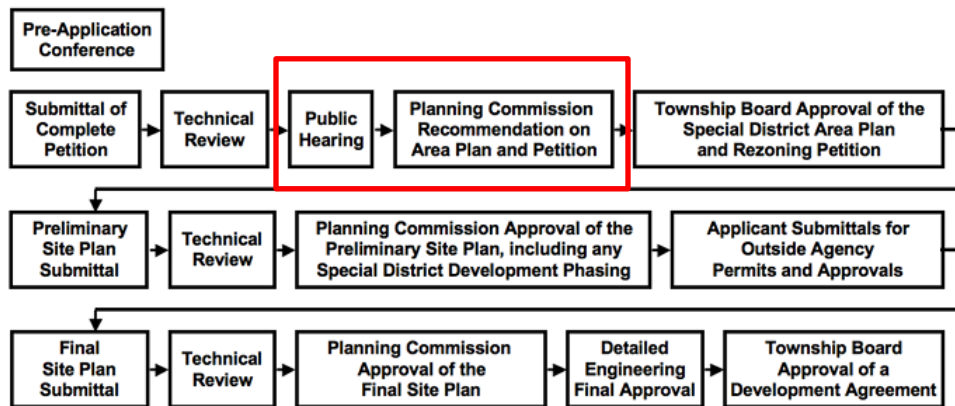
The process to rezone a property to a PC, Planned Community District is outlined in Section 7.100. At this point in the process, the applicant is seeking approval of the Area Plan, which would rezone the property from A2, Agriculture District to PC, Planned Community District.

The Planning Commission holds the public hearing and is the recommending body on the Area Plan. The Township Board has ultimate authority or approval or denial upon the Area Plan.

Effective Date: **August 14, 2008**

**Article 7**  
**Special District Regulations**

### SECTION 7.100 REVIEW PROCEDURES



If the Area Plan is approved, the applicant will submit a preliminary site plan for technical review.

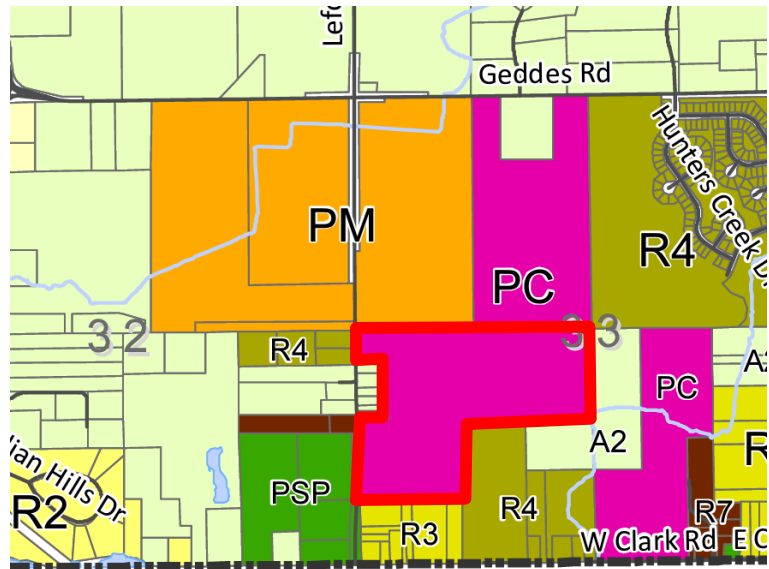


## CURRENT ZONING

### Surrounding Zoning

The site is currently zoned PC, Planned Community. The approved Planned Development allowed for the development of 220 single-family residential lots. See section below for more detail.

The site is adjacent to a mixture of various zoning districts including PC, Planned Community, R3, R4, PM, PSP, and A2. The surrounding use includes smaller lot single-family residential, vacant, and rural residential.

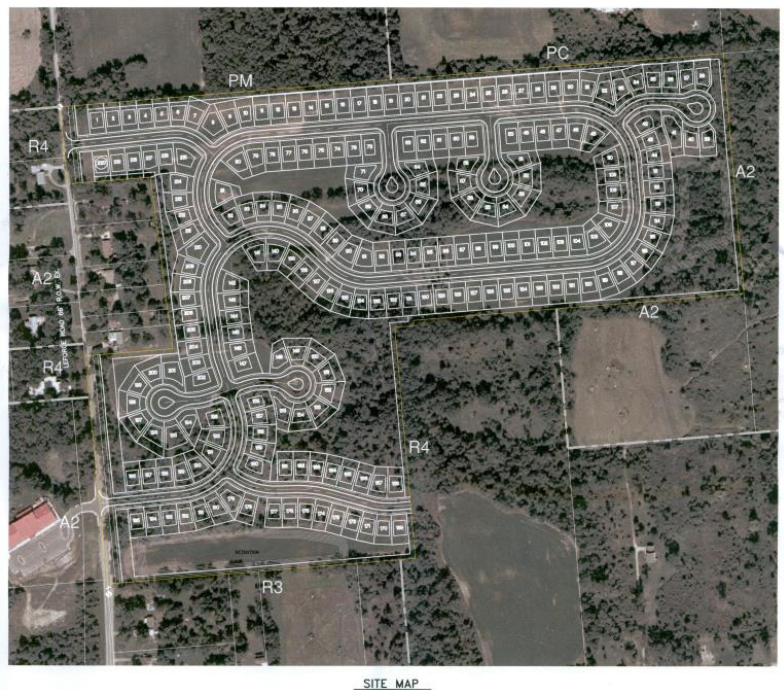


If the Planning Commission and Township Board find that the required standards have been met, rezoning the site to PC, Planned Community would not be inconsistent with zoning in the surrounding area.

### Approved PC, Planned Community

A PC Area Plan was approved for this site in 2006. The Area Plan included a 220 single-family residential lots.

The approved 2006 Area Plan had less units but was more impactful to natural features including steep slopes, woodlands, and wetlands, and included less common open space.





## MASTER PLAN

The site is located in the Geddes Road Urban Sub-area as described in the Plan (Page 6-9 through 6-10):

*This area of about one mile by four and one-half miles contains about 65% of the Township population in a mix of single-family, multi-family, and manufactured housing. There is also a small commercial area along the southern border of Superior Township, adjacent to the northern edge of the City of Ypsilanti and Ypsilanti Township, and another small commercial area across from the Township Fire Hall on Harris near MacArthur. This sub-area also includes the majority of land designated as the Urban Service Area of the Township (see Map 6-3). Existing dwelling unit densities in some locations within the designated Urban Service Area range up to eight dwelling units per acre. Most of the undeveloped land is planned at a maximum density of approximately four dwelling units per acre to stay within available utility capacity, based on:*

- (1) the amount of developable land in the Urban Service Area; and*
- (2) the size and capacity of utility infrastructure and the main sewer interceptor pipe; and*
- (3) anticipated flow rates and infiltration of groundwater into the system.*

*Based on recent projected rates of growth and the current oversupply in new residential construction and vacant residential lots ready for development [See Table 4-1, Inventory of Approved but Un-built Residential Units (2009)], it is anticipated that existing undeveloped land designated for residential development within the Township's Urban Service Area (as shown on Maps 6-3 and 6-4)*

- is more than adequate to serve the future demand for urban residential development in the Township; and*
- will not be fully developed or built out within the 20 year timeframe of this Plan (also referred to as "the planning period" of this Master Plan).*

The Future Land Use Plan (page 6-21) and Zoning Plan (page 7-3) identifies this area as a Mixture of Urban Residential Densities:

*The urban area in orange south of Geddes Road is, and is expected to remain, a mixture of residential zoning classifications and densities. New residential development is expected at a density of four dwelling units per acre and is likely to occur via the Planned Community zoning classification (a form of planned unit development) where there are sensitive natural features, and via traditional subdivision or site condominium development designs in other areas.*

Page 5-36 of the Master Plan notes that "Land capacity shall be considered when determining the appropriate density of development. Land capacity considers soil suitability for septic, basements, slope, the presence of sensitive natural features, and other factors. The density shall

*be established at a level that will neither damage environmental features nor intrude upon agricultural lands.”*

The Township’s Master Plan is a comprehensive document that includes many other elements that should be considered these include community character/quality of life, impact/preservation of natural features, growth management, and housing and neighborhood design.

#### Community Character/Quality of Life:

A stated goal of the Master Plan is to maintain community character and enhance the quality of life. The Master Plan includes the following applicable statements regarding Community Character/Quality of Life:

- In Superior Township, largescale changes to the landscape have been minimized by the consensus decision of community leaders to permit only growth that meets standards of sustainability, maintenance of the natural resource base, and visual character.
- The most common landscape view in most of Superior Township continues to be a mix of woods, meadows, wetlands, and farm fields. This is because the center area of the Township remains largely undeveloped, and settlement still retains a rural character at all but the southern edge of the Township. The rural landscape does more than simply provide scenery, as the benefits of nature to citizen mental health are recognized as very important.
- As a result (of preservation efforts), wetlands, forests, farmland, and green spaces that comprise the scenic character and ecosystem of the Township have been permanently protected in a manner that protects the property rights of landowners.

#### Natural Features:

A stated goal of the Master Plan is the preservation and management of natural features and creation of new natural features. This includes protection and preservation of wetlands, surface water, ground water recharge, woodlands, upland brush, landmark trees, steep slopes, and viewsheds. The Master Plan identifies a number of land use and development techniques to protect these features.

#### Growth Management

The Master Plan encourages land uses that are best suited to the land and existing conditions, at a rate of growth that:

- Can be financially absorbed by the Township government;
- Restricts the potential for an urban sprawl development pattern;
- Takes into full account the inventory of existing improved lots and structures for the type of land use proposed;

- Protects the value and desirability of existing housing;
- Ensures adequate public funds are available to support necessary public services; and
- Prevents the oversupply of new housing units and/or vacant residential lots.

### Housing and Neighborhood Design

The Master Plan encourages a variety of housing types, located within desirable residential settings, to ensure a maximum choice of dwelling units and a mix of population within the Township. The Master Plan also notes that new residential development shall be compatible in density and character with existing residences and neighborhoods in the immediate area.

As stated in the Master Plan, all residential development that occurs at a density of one dwelling unit or more per acre, and that consists of 20 net acres or greater, shall be developed under a planned community or similar zone, thereby providing its own open space and recreational facilities. These open spaces shall be located to help provide a natural vegetative roadside view and connected to greenspaces and greenway trails on adjacent parcels or developments.

### Zoning Plan in Master Plan:

As stated in the Master Plan, the Special Zoning Districts provide considerable flexibility to the land developer to provide opportunities for development designs that respect both the natural environment and efficiency in the provision of infrastructure and public facilities and provide the Township with flexibility to ensure mitigation of negative impacts on adjoining properties. A wide range of densities and lot sizes are provided, depending on the district and specific ordinance provisions. Most new development proposals in the Township are encouraged to use one of these special districts because of the design flexibility provided to the developer and the opportunity for the Township to help fashion a design that is compatible with adjoining properties.

### Master Plan Summary Findings:

We find that the proposed Area Plan petition to rezone the property from PC, Planned Community (single-family residential) to PC, Planned Community is compatible with many elements of the Master Plan and the Growth Management Plan for the following reasons:

1. *The Master Plan envisions that the dense portion of development in the Township should occur in the urban service area, in part to protect the rural and agricultural nature of the remaining portions of the township*
2. *A multiple-family residential use is consistent with the type of use envisioned in the Mixture of Urban Residential Densities future land use plan.*
3. *The Master Plan encourages a variety of housing types, located within desirable residential settings, to ensure a maximum choice of dwelling units and a mix of population within the Township. The Area Plan provides a diverse type of housing.*

4. *As stated in the Master Plan, all residential development that occurs at a density of one dwelling unit or more per acre, and that consists of 20 net acres or greater, shall be developed under a planned community, thereby providing its own open space and recreational facilities.*
5. *The applicant has proposed to develop the site to protect the sites natural resources.*
6. *The applicant is applying for a special district as encouraged in the Master Plan for flexibility in site development to help fashion a design that is compatible with adjoining properties.*
7. *The applicant is improving the property; however, they are making those improvements on areas of the site that have been altered already and will not significantly impact natural features.*
8. *The proposed development and use of the site is consistent with the stated goals of Growth Management Plan.*

However, we note that the master plan is conflicting with regards to density. For the most part the Master Plan notes a maximum density of four (4) units per acre, and this density number is directly referenced in the Future Land Use Plan of a "Mixture of Urban Residential Densities." However in the identified urban service area there is a reference to up to eight (8) units per acre. It appears that the existing higher density areas of the township in the urban service areas are further east around Harris Road.

Based solely on the identification of this area as Mixture of Urban Residential Densities the proposed density per unit per acre is much greater than envisioned in the Master Plan. The proposed underlying density is 5.16 gross units per acre. The concept plan originally reviewed by the Planning Commission was more in line with the proposed density at 3.92 to 5.16 units per gross acre.

## DISTRICT INTENT

### Special Districts

As set forth in Section 7.001, the Authority to Establish Special Districts as defined in Article 2.0 (Zoning Districts), is established in accordance with Section 503 of the Michigan Zoning Enabling Act. These Special Districts are designed to accomplish the objectives of this Ordinance through a development review process intended to achieve integration of the proposed development project with the characteristics of the project area. These Special Districts are intended to permit flexibility in the regulation of land development; encourage innovation in land use and variety in design, layout, and type of structures constructed; achieve economy and efficiency in the development and use of land, natural resources, energy, and the provision of public services and facilities; encourage useful open space; and provide better housing, employment, and shopping opportunities particularly suited to the needs of the residents of the Township. The intent of these special districts is to:

- Provide for increased flexibility and encourage innovation in design and layout of land development, subject to proper administrative standards and procedures.



- Lessen the burden of traffic on streets and highways, and provide for an integrated system of sidewalks, pedestrian pathways, and other non-transportation facilities.
- Provide for a compatible mix of land uses in each Special District.
- Establish planning, review, and approval procedures that properly relate the type, design, and layout of development to the site and surrounding area.
- Encourage innovation in residential and nonresidential development 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 so that the growing demands of the Township’s 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.

### **Planned Community District**

The Township Zoning Ordinance has multiple “special districts”, one of which is the PC, Planned Community District. The intent of the PC, Planned Community District is as follows:

*The Planned Community (PC) Special District option encourages greater collaboration between the developer and the Township in the development process, and allows additional freedom for the developer to take an even more creative approach to land use and development than otherwise permitted under this Ordinance. The PC Special District option offers greater flexibility in the design of land development, maximizing the developer’s ability to take advantage of natural topography, vegetation, watercourses, and other site features in designing the development.*

### **PLANNED COMMUNITY DISTRICT REQUIREMENTS**

As set forth in Section 7.301. A, to be eligible for approval as a Planned Community (PC) Special District, the petitioner shall demonstrate, to the Township Board’s satisfaction after recommendation from the Planning Commission, that the petition and Area Plan are compatible with the following:

1. **Compatibility with the Special District intent.** The proposed development shall be consistent with the intent and scope of this Article and the intent and purposes of the specific Special District.

*CWA Finding: The PC, Planned Community District is intended to allow for greater collaboration to allow for a creative approach to land use and development. Through the PC, Planned Community District the township and the applicant are able to collaborate to better protect the sites natural features and reduce impact upon adjacent properties than could be accomplished through a by-right site plan or through a conventional subdivision development.*

2. **Compatibility with the Growth Management Plan.** The proposed development shall be compatible with the adopted Growth Management Plan.

CWA Finding: *We find that the proposed Area Plan petition to rezone the property from PC, Planned Community (single-family residential) to PC, Planned Community is compatible with many elements of the Master Plan and the Growth Management Plan. However, we note that the master plan is conflicting with regards to density. For the most part the Master Plan notes a maximum density of four (4) units per acre, and this density number is directly referenced in the Future Land Use Plan of a “Mixture of Urban Residential Densities.” However in the identified urban service area there is a reference to up to eight (8) units per acre. It appears that the existing higher density areas of the township in the urban service areas are further east around Harris Road.*

*Based solely on the identification of this area as Mixture of Urban Residential Densities the proposed density per unit per acre is much greater than envisioned in the Master Plan. The proposed underlying density is 5.16 units per gross acre. The concept plan originally reviewed by the Planning Commission was more in line with the proposed density at 3.92 to 5.16 units per gross acre.*

3. **Availability and capacity of public services.** The proposed type and intensity of use shall not exceed the existing or planned capacity of existing public services and facilities, including police and fire protection, traffic capacity of the Township’s public roads, drainage and stormwater management facilities, availability of water, and suitability for septic or capacity of existing or planned utility facilities.

CWA Finding: *Unknown at this time, particularly with regards to utilities.*

4. **Sufficient land area for proposed uses.** The proposed Planned Community (PC) site shall include sufficient contiguous land area to comply with all applicable regulations of this Ordinance, to adequately serve the needs of all permitted uses in the PC project, and to ensure compatibility between uses and the surrounding area. Additional non-contiguous land areas within the Township may be included as part of the proposed open space dedications for a PC project.

CWA Finding: *The site is a net 70 acres, and the applicant has agreed to preserve a good amount of the site including 27.0 acres of woodland areas, 1.1 acres of steep slopes, and 5.3 acres of wetlands (100% of the of wetlands on site). However, we note that based solely on the identification of this area as Mixture of Urban Residential Densities the proposed density per unit per acre is much greater than envisioned in the Master Plan. The proposed underlying density is 5.16 units per gross acre.*

5. **Additional eligibility criteria.** The petition and Area Plan shall be compatible with one (1) or more of the following additional criteria:
  - a. Conservation of open space. Long-term conservation of open space, agricultural lands, or lands with significant natural features in the Township will be achieved in accordance with the adopted Growth Management Plan.

- b. Preservation of natural resources. Long-term conservation of natural resources will be achieved, where such resources of the Township would otherwise be destroyed or degraded by development as permitted by the underlying zoning district(s).
- c. Public benefit. A recognizable and material benefit will be realized by both the future users of the development and the Township as a whole, where such benefit would otherwise be unachievable under the provisions of this Ordinance.
- d. Economic impact. The proposed development shall not impede the continued use or development of surrounding properties for uses that are permitted in the Zoning Ordinance or planned in the adopted Growth Management Plan.

*CWA Finding: The Area Plan is both conserving open space and preserving natural resources. Because the applicant is proposing an Area Plan, these areas are able to be conserved and protected in perpetuity, which may not be accomplished through a conventional subdivision development or as shown on the approved Area Plan for the site. However, again we note that based solely on the identification of this area as Mixture of Urban Residential Densities the proposed density per unit per acre is much greater than envisioned in the Master Plan. The proposed underlying density is 5.16 units per acre.*

## STANDARDS

As set forth in Section 7.102.C, when reviewing an Area Plan petition, the Planning Commission shall determine and provide evidence in its report to the Township Board that the petition meets the following standards:

- 1. Growth Management Plan policies.** The proposed development shall conform to the adopted Growth Management Plan.

*CWA Finding: The proposed Area Plan is compatible with the adopted Growth Management Plan and other provisions of the Township Master Plan. See Master Plan Findings for more details.*

- 2. Ordinance standards.** The proposed development shall conform to the intent, regulations, and standards of the proposed Special District and this Ordinance.

*CWA Finding: The proposed Area Plan is compatible with the ordinance standards. The PC, Planned Community District is intended to allow for greater collaboration to allow for a creative approach to land use and development. Through the PC, Planned Community District the township and the applicant are able to collaborate to better protect the sites natural features and reduce impact upon adjacent properties than could be accomplished through a by-right site plan or through a conventional subdivision development or as shown on the approved Area Plan for the site.*

- 3. Public facilities.** The proposed development shall be adequately served by public facilities and services, such as highways, streets, police and fire protection, drainage courses, water and sanitary sewer facilities, and refuse disposal, or that the persons or agencies responsible for the proposed development shall be able to provide, in a manner acceptable to the Township Board, such facilities and services.

*CWA Finding: Unknown at this time, particularly with regards to utilities.*

- 4. Open space and recreation areas.** The common open space, any other common properties, individual properties, and all other elements of a Special District are so planned that they will achieve a unified open space and recreation area system, with open space and all other elements in appropriate locations, suitably related to each other, the site, and the surrounding land.

*CWA Finding: The site is a net 70 acres, and the applicant has agreed to preserve a good amount of the site including 27.0 acres of woodland areas, 1.1 acres of steep slopes, and 5.3 acres of wetlands (100% of the of wetlands on site). However, we note that based solely on the identification of this area as Mixture of Urban Residential Densities the proposed density per unit per acre is much greater than envisioned in the Master Plan. The proposed underlying density is 5.16 units per gross acre.*

- 5. Common areas and improvements.** The petitioner shall have made satisfactory provision to ensure that those areas shown on the plan for use by the public or by occupants of the development will be or have been irrevocably committed for that purpose. Provisions shall have been made to provide for the financing and maintenance of improvements shown on the plan for open space areas, and common use areas which are to be included within the development.

*CWA Finding: The site is controlled by one entity. If approved, the proposed Area Plan will dictate the development of the site.*

- 6. Location and layout.** The location of the proposed uses, layout of the site, and its relation to streets giving access to it, shall be such that traffic to, from, and within the site, and assembly of persons in connection therewith, will not be hazardous or inconvenient to the project or the neighborhood. In applying this standard, the Planning Commission shall consider, among other things, convenient routes for pedestrian traffic, particularly of children, relationship of the proposed project to main thoroughfares and street intersections, and the general character and intensity of the existing and potential development of the neighborhood.

*CWA Finding: The proposed Area Plan shows three points of access to the site. Onsite circulation appears sufficient for vehicular traffic. Traffic impacts will be reviewed by the Road Commission. The Planning Commission should confirm if additional internal pedestrian circulation is necessary.*



- 7. Compatibility of land uses.** The proposed use(s), mix of housing unit types and densities, or mix of residential and non-residential uses shall satisfy the intent of the proposed Special District, conform to applicable use standards and limitations, and be acceptable in terms of convenience, privacy, compatibility, and similar standards.

*CWA Finding: The Area Plan provides for a mix of housing types that satisfy the intent of the proposed Special District and the Master Plan. As part of the deliberation, the Planning Commission should discuss if they support the mix and type of housing product provided.*

- 8. Minimize adverse impacts.** That noise, odor, light, or other external effects from any source whatsoever, which is connected with the proposed use, will not adversely affect adjacent and neighboring lands and uses.

*CWA Finding: Through the Area Plan and site plan review, the Township can review and place reasonable conditions upon the application to ensure to minimize adverse impacts.*

- 9. Preservation of natural features.** The proposed development shall create a minimum disturbance to natural features and landforms.

*CWA Finding: The site is a net 70 acres, and the applicant has agreed to preserve a good amount of the site including 27.0 acres of woodland areas, 1.1 acres of steep slopes, and 5.3 acres of wetlands (100% of the wetlands on site). However, we note that based solely on the identification of this area as Mixture of Urban Residential Densities the proposed density per unit per acre is much greater than envisioned in the Master Plan. The proposed underlying density is 5.16 units per gross acre.*

- 10. Streets.** Streets shall follow topography, be properly spaced, and be located and aligned in accordance with the intended function of each street. The property shall have adequate access to public streets. The plans shall provide for logical extensions of public streets and shall provide suitable street connections to adjacent parcels, where applicable.

*CWA Finding: The proposed Area Plan shows three points of access to the site. Onsite circulation appears sufficient for vehicular traffic. Traffic impacts will be reviewed by the Road Commission.*

- 11. Pedestrian facilities.** Major pedestrian circulation shall be provided for within the site and shall interconnect all use areas, where applicable. The pedestrian system shall provide for logical extensions of pedestrian ways outside the site, and pedestrian connections to the site boundaries, where applicable.

*CWA Finding: The Area Plan shows some sidewalks and an interconnected pedestrian trail within the site. The Planning Commission should confirm if additional internal pedestrian circulation is necessary.*

## SUMMARY OF ALL FINDINGS

Overall we find that proposed Area Plan is consistent with the Townships Master Plan and Growth Management Strategy. The applicant is providing a development that includes a diverse mix of housing types as envisioned in the “Mixture of Urban Residential Densities” area of the Future Land Use Plan. In addition, the applicant has arranged the site to develop in the existing farmland and maintain a significant portion of the existing natural features on site, and provide a significant amount of open space.

However, as part of our review we have some outstanding questions that should be addressed as part of the Planning Commission deliberation.

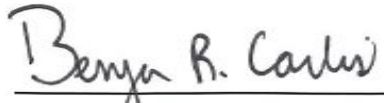
1. Does the Planning Commission support the mix and type of housing product provided?
2. The overall density exceeds the Master Plan recommendation of four (4) units per acre. Does the Planning Commission find that the density increase is justified in benefits of site layout and natural resources preservation and consistent with the approval standards?
3. Has the applicant done a utility capacity assessment?
4. Does the Planning Commission support four-plexes and six-plexes, especially abutting single-family residential?
5. The layout of the duplexes, four-plexes, six-plexes, and townhomes are very garage door oriented. Has the applicant considered ways to break this up, including potentially side loaded garages?
6. Can the applicant provide more of a curvilinear road in the stacked flats portion of the site? A curvilinear road would break up the massing of the buildings and reduce vehicular speed. If a curvilinear road is not possible or desired are there other way to reduce vehicular speed?
7. Are additional pedestrian amenities necessary, for example should sidewalks be provided on both sides of the internal roads?

## RECOMONDATION

We recommend that the Planning Commission hold a public hearing, discuss the noted questions in our report with the applicant, consider public testimony, and either:

- A. Postpone action to allow the applicant to provide additional information; or
- B. Direct staff to draft a resolution based on the discussion.

Brookwood  
May 17, 2023



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

cc: Ken Schwartz, Township Supervisor  
Lynette Findley, Township Clerk  
Laura Bennett, Planning & Zoning Administrator  
George Tsakof, Township Engineer  
Cresson Sloten, Township Engineer



May 18, 2023

**CHARTER TOWNSHIP OF SUPERIOR**

3040 N. Prospect Road  
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **Brookwood Superior  
Area Plan for PC Rezoning Application Review  
OHM Job No. 0140-23-1030**

Dear Ms. Findley,

On behalf of the Township, we have reviewed the Area Plan submittal for the above referenced project, as provided to the Township by the Applicant on April 24, 2023. We understand that the application will be considered by the Planning Commission at their regular meeting on May 24th regarding Area Plan and PC District rezoning. Therefore, we offer the following comments to the Planning Commission related to the site/civil engineering aspects of the area plan for their consideration during the decision process.

1. The site would be serviced by the Superior Township public sanitary sewer system and the Clark Road Pump Station in this system. The new Clark Road Pump Station design allocated 220 REUs (Residential Equivalent Units) based on the previously approved Planned Development, with 3.5 persons per unit providing capacity for 770 people at this site ( $220 \text{ REU} \times 3.5 \text{ persons/RUE} = 770 \text{ persons}$ ). The proposed Area Plan for the proposed PC zoning includes a mix of unit types that results in the following REU and population breakdown:

Stacked Flats:	$2.1 \text{ persons/unit} \times 230 \text{ units} = 483 \text{ persons}$
Duplexes:	$2.5 \text{ persons/unit} \times 98 \text{ units} = 245 \text{ persons}$
Townhomes:	$3.0 \text{ persons/unit} \times 36 \text{ units} = 108 \text{ persons}$
	<b>TOTAL = 836 persons</b>

The proposed density included in this Area Plan exceeds the anticipated density included in the Clark Road Pump Station design allocated to this parcel. Further analysis of the Clark Road Pump Station District would be necessary to determine future impact of the development density on the pipe collection and pumping system downstream of the development.

2. The Area Plan includes an on-site sanitary pump station and force main for the proposed development. There are sanitary pump stations, such as the Clark Road Pump Station, in the Superior Township sanitary system; however, pump stations are not the preferred method of sanitary service due to their operations and maintenance costs compared to gravity sanitary sewers. It appears that serving this site with gravity sanitary sewer service may be feasible by extending a sanitary sewer from the Clark Road sanitary sewer across the neighboring parcel to the south (Parcel J-10-33-300-019), which is zoned R4, Single-Family Urban Residential District. If a site plan were to move forward for this development, the applicant will be asked to examine this potential approach to sanitary service for the development. If it is determined that gravity sanitary sewer service is not feasible, or not acceptable (e.g., natural features impacts), then a pump





station and force main service will be considered along with potential options for maintenance responsibility for the pump station.

3. The site will be serviced by connecting to the existing Superior Township 12" public water main in the LeForge Road Right-of-way (ROW). Future review and approval of proposed water main by the Ypsilanti Community Utilities Authority (YCUA) would be required for the PA 399 application if a site plan were to move forward. Future approval and permitting from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) under PA 399 for water main construction. The proposed water main layout and connection to the Superior Township water system appears to be viable at the conceptual level, however a more detailed technical review of the facilities would take place during potential future site plan stages.
4. OHM received a Traffic Impact Study (TIS) in January for this site that reviewed the impacts from 286 residential units at this site rather than the currently proposed 364 units. An updated TIS should be submitted to the Washtenaw County Road Commission (WCRC) for their review, and a copy submitted to OHM. To our knowledge WCRC comments on the January TIS have not been forwarded.
5. Please note that a more detailed technical review of the site engineering would take place during a potential future preliminary site plan stage. In reviewing this current Area Plan submittal at the conceptual level, we note that the proposed layout of the site is arranged to preserve many of the existing natural features on site. Based on the proposed layout of improvements, the Area Plan (sheet 3) notes that approximately 50% of the wooded areas will be preserved, approximately 56% of the steep slopes will not be affected, and 100% of the wetland areas will be preserved. Grading details would be reviewed at future stages of the project if a site plan were to move forward.
6. The stormwater management design on the site plan would be required to meet Washtenaw County Water Resources Commissioner (WCWRC) Standards. Future review and approval from WCWRC would be required. The determination of requirements is typically determined at the preliminary and final site plan stages.
7. The soil erosion and sedimentation control (SESC) measures on the site plan would need to meet the requirements of WCWRC and would require future review and approval from WCWRC. We would not anticipate an issue for the Applicant obtaining this permit in future.
8. Work proposed in the LeForge Road ROW would need to meet the requirements of the Washtenaw County Road Commission (WCRC). Future review and approval from WCRC would be required as they have jurisdiction within the public ROW of LeForge Rd and for determining necessity for deceleration or acceleration taper modifications (or other necessary improvements) based on anticipated traffic counts. The proposed outlet from detention basin #4 is shown connecting to the LeForge Road ditch system, which would require review and approval for this discharge and ROW disturbance. We understand that the Applicant's Engineer has already reached out to WCRC and solicited initial feedback from them.



If you have any questions regarding our review, please do not hesitate to contact me at (734) 466-4585, or George Tsakoff at (734) 466-4439.

Sincerely,  
**OHM Advisors**

---

Cresson Sloten, PE  
Senior Project Manager

cc: Ken Schwartz, Township Supervisor (via e-mail)  
Bill Balmes, Building Department (via e-mail)  
Laura Bennett, Planning Coordinator (via e-mail)  
Ben Carlisle, CWA, Twp Planner (via email)  
Paul Montagno, CWA (via email)  
George Tsakoff, OHM  
file

# CHARTER TOWNSHIP OF SUPERIOR FIRE DEPARTMENT

## FIRE MARSHAL DIVISION

7999 Ford Rd, Ypsilanti, MI 48198

May 4, 2023

Laura Bennett  
Planning and Zoning Administrator  
Superior Township  
3040 North Prospect Rd.  
Ypsilanti, MI 48198

RE: Special District Area Plan Amendment  
Project Name: Brookwood Superior Township  
Project Location: P.I.N.: J-10-33-300-001  
Plan Date: 4/24/2023  
Project Job Number: 20249.00  
Applicable Codes: IFC 2015  
Engineer: Giffels Webster.  
Engineer Address: 1025 East Maple Rd. Suite 100 Birmingham  
MI 48009

### Status of Review

**Status of review:** Approved Conditionally (see comments)

Pages 4.0 and 5.0 were reviewed.

### Site Coverage - Hydrants

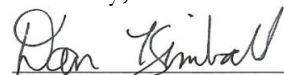
**Comments:** Meets IFC 2015

### Site Coverage - Access

**Comments:** Per IFC 2015 D106.3

Two fire department access roads shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Sincerely,



Dan Kimball, Fire Marshal  
Charter Township of Superior Fire Department  
CFPS, CFI II, CFPE

CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

222 South Ford Boulevard, Ypsilanti, MI 48198





## ZONING DISTRICT AMENDMENT APPLICATION

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

### APPLICANT INFORMATION

Name: Kenneth Schwartz  
Address: 3040 N. Prospect Road  
City: Ypsilanti State: MI Zip: 48198  
Telephone: 734-482-6099 Alternate: \_\_\_\_\_  
E-Mail: kenschwartz@superior-twp.org

### PROPERTY OWNER INFORMATION

Name: Superior Charter Township  
Address: 3040 N. Prospect Road  
City: Ypsilanti State: MI Zip: 48198  
Telephone: 734-482-6099 Alternate: \_\_\_\_\_  
E-Mail: kenschwartz@superior-twp.org

### PROPERTY DESCRIPTION

Address: 0 Harris Rd., 1850 Harris Rd., 9045 MacArthur Blvd  
Tax Parcel Number: See attached.

### ZONING DISTRICT

Current PC, PSP, C-1 Proposed: Planned Community (PC)

**DRAWING OF PROPERTY:** Attach a scaled drawing of the property in this petition, showing lot line dimensions, bearings, section corner reference, and the use and Zoning District of each adjacent parcel of land. Requests for PC, PM or VC Districts require a site plan that complies with the requirements in Article 7 of the Superior Township Zoning Ordinance.

**REASONS FOR THE PROPOSED ZONING DISTRICT AMENDMENT**

**Rezoning three parcels to PC for the purpose of community garden.**

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Attached hereto and made a part of this application are submitted the following:

- Drawings, all on sheets 11 inches by 8 ½ inches in size, drawn to scale, and correlated with the legal description; vicinity map clearly showing location of property, adjacent land uses and zoning classifications.
- A letter of authority or power of attorney in the event the petition is made by a person other than the owner of the property, signed by the owner.
- Complete legal description of the premises, including street address (if applicable.)
- Any additional information or documentation required by the Zoning Ordinance for petition review (for example site plans as required when a rezoning petition is for a Special District such as Planned Community).

I hereby depose and say that all the above statements and statements made in the papers and documents submitted herewith are true and correct. I also hereby acknowledge and understand what is required of a petitioner under Article 18 of the Superior Township Zoning Ordinance before consideration of a zoning district amendment.

Signature of Applicant David Schmitz

Signature of Owner (s) Superior Charter Township

Sworn to before me this 13<sup>th</sup> day of March 20 23

My commission expires Nancy L. Mason 6-16-27  
(Notary Public, Washtenaw County, Michigan)

To be filled in by Township Clerk or Designee: I hereby state that this application was properly received and filed on 3/13/23. Signature Jana Bennett

**Harris Road – J-10-35-200-009**

**Current Zoning: PC, Planned Community**

**Proposed Zoning: PC, Planned Community**

W.D. L3325 P924 \*\*\*\*FROM 1035200007 07/22/96SU 35-5A-1A-1A COM AT NW COR SEC 35, TH S 01-47-15 E 1520.09 FT ALNGC/L HARRIS RD TO POB, TH N 88-27-45 E 233.00 FT, TH S 01-47-15 E 236.11 FT, TH N 82-44-06 W 235.95 FT, TH N 01-47-15 W 200.00 FT TO POB. PT OF NW 1/4 SEC 35, T2S-R7E. 1.17 AC.

**9045 MacArthur Blvd – J-10-35 200-004**

**Current Zoning: C-1, Neighborhood Commercial**

**Proposed Zoning: PC, Planned Community**

\*OLD SID - J 10-035-006-10 SU 35-5A-2 COM AT NW COR OF SEC, TH S 1DEG 47' 15" E 2151.7 FT, TH S 87 DEG 56' 30" E 196.7 FT, TH N 4 DEG 40' E 60 FT TO POB, TH N 1 DEG 47' 15" W140 FT, TH N 88 DEG 12' 45" E 280 FT, TH S 1 DEG 47' 15" E 189.93 FT, TH NWLY 284.61 FT ON ARC OF CURV-RADIUS 2230 FT-CHORD N 81 DEG 40' 36" W 284.42 FT TO POB PART NW 1/4 SEC 35 T2S R7E. 1.06 AC.

**1850 Harris Road – J-10-35-200-003**

**Current Zoning: PSP, Public/Semi-Public Services District**

**Proposed Zoning: PC, Planned Community**

\*OLD SID - J 10-035-006-05 SU 35-5A-1C COM AT NW CORNER SEC 5, TH S 1-47-15 E 2151.7 FT TO POB, TH S 87-56-30 E 196.7 FT, TH N 4-40 E 60 FT, TH N 1-47-15 W 213.57 FT, TH S 88-12-45 W 203.0 FT, TH SOUTH TO POB PART OF NW 1/4 SEC 35 T2S R7E 1.0 AC

# Clay Hill- Farmers Market – Farm store - Farm

## Growing food in dynamic and uplifting space

**Principles, concepts, and features to be incorporated and demonstrated on site:  
Providing; U-Pick and affordable food at an accessible local place.**

We will strive to operate with each feature providing multiple functions. (Stacking of functions)

- Intensive gardening practices, Raised beds, Hydroponics- demo, Aquaponics -demo, Aeroponics vertical gardening. Also making use of High tunnel (Greenhouses)
- Composting, Vermiculture, soldier fly production, also the production of compost teas
- Rain gardens with retention infiltration, native species, wildflowers ...  
Pollinator garden. The rain gardens will provide a habitat for a variety of flora and fauna
- Cistern system on site for recycling rainwater to be used for irrigation. Site weather station.
- Food forest features interplanting companion planting, in the corners of the orchard. And as practical trough out the orchard
- Fencing of gardens for animal mitigation. with/for honey bees
- Farm animals being considered are Honey bees, goats, and lamas, managed in such a way as to be smoothly integrated into the site.
- Robotic systems implemented when they become available

The structures will have good to excellent thermal performance with natural heat balancing and minimal mechanical input. We will capture rainwater in a cistern system for storage and use.

The building will incorporate solar, solar PV, solar thermal/fluid, and geothermal heat capture-energy systems.

Wells will be needed. Electric grid tie. (water & sewer?)

What else is needed at the building? (For example; rest room facilities or porta- parties and wash basin, commercial kitchen) (Gray water use and composting toilets)

Good site management will contribute a greater value to the surrounding community.

Food truck for nutrient delivery: (\$25K budget)

Fresh veg/greens and smoothies [Needs Market analysis]

The library site makes good sense when looking at the short-term needs of a farmer's market, avoiding the possibility of existing redundancies of amenities

Other community reference projects; Buhr Park food forest, Ann Arbor MI. Robins farms, Chelsea MI. farming at Dawn farms, Ypsilanti MI. Growing Power, Milwaukee WI.



# ‘Touching all the various needs’: New Ypsilanti-area gardens, farmer’s market in the works

• Published: Feb. 27, 2023, 2:10 p.m.



**By**

• [Lucas Smolcic Larson | lsmolciclaron@mlive.com](mailto:lsmolciclaron@mlive.com)

WASHTENAW COUNTY, MI - A vacant set of properties northeast of the Ypsilanti city limits that once housed a party store could soon be replete with fruit trees, garden beds and a farmer’s market — all serving a residential area with one of the highest concentrations of low-income families in Washtenaw County.

That’s the dream of Takunia “TC” Collins, founder of the nonprofit agricultural education group Willow Run Acres and one of just a handful of [Black farmers in the county](#).

“We want to repurpose the land and make it wholesome for the community as much as we can,” he said.

Superior Township elected leaders are on board, unanimously approving a [resolution](#) on Feb. 21 moving ahead to use some of their share of federal COVID relief funds for development of the community farm on several township-owned parcels along Harris Road and MacArthur Boulevard.

**Read more:** [100% of COVID stimulus dollars would go to low-income area near Ypsilanti under township's plan](#)

Collins' plans call for clearing some of the property, including two one-acre parcels across Harris Road from Fireman's Park and the township fire station and another just a short distance north, to make way for community gardens, a market for local farmers and a grove of 50 to 60 fruit trees.

The area, just south of the [Ypsilanti District Library's newly-opened Superior Branch](#), is home to several housing developments, like Danbury Park Manor and Sycamore Meadows, home to high populations of children and young people. It's an area in dire need of sources of fresh produce, township officials said.

"The access to fresh fruits and vegetables is non-existent within walking distance. Even to get quality fruits and vegetables at an affordable price is hard," said township Trustee Rhonda McGill.

Growing them on the township property would be an educational opportunity too.

"A lot of kids have never seen a [pawpaw tree](#), they would never see a plum tree, so having this right in their own neighborhood would let them see ownership of a vegetable or fruit growing right in front of them," Collins said.

As he nears his 50th anniversary as a farmer, Collins, a Willow Run native who also has a background as a professional chef, has his organization actively engaged in a slew of projects in the area. That includes a partnership with Ypsilanti Township to bring community gardens to Appleridge Park and an effort to develop a mushroom farm building in Ypsilanti, he said.

**Read more:** ['Bring it back home': Farming educator plans to bring community gardens to Ypsilanti-area park](#)

Collins founded the organization after growing potatoes with his daughter for a class project, and [its programs at various locations](#) have evolved to include sensory gardens and Underground Railroad plots that teach history through plants, all offering children a chance to learn more about growing, preparing and selling food.

At the planned Superior Township community farm, Collins said a major goal is encouraging African Americans and women to get involved in agriculture, especially as he sees few women in farming management positions across the county.

Collins said his group is working to determine what is possible on the land, which would still be owned by the township, but he hopes to establish some structure to host a year-round farmer's market.

The MacArthur Boulevard area is a food desert lacking ample opportunities for residents to access fresh produce, he said, and the farm would ideally offer free or low-cost fruit and vegetables to residents.

A U-pick area and orchard with peach, pear, apricot, nectarine and pawpaw trees is also in the works, according to Collins.

The [township resolution](#) in support of the project directs the township Parks and Recreation Commission to negotiate a contract with Willow Run Acres for the site, with costs not to exceed \$190,000.

Collins said he couldn't disclose exactly how much the township would kick in from its American Rescue Plan Act COVID-19 relief dollars at the moment, but he knows cleaning and clearing invasive tree species from the land will cost well more than \$20,000, in addition to \$12,000 to resurface an existing parking lot.

[An initial proposal shared with the township](#) also calls for a well to be installed, as well as an on-site bathroom and the potential market building. Willow Run Acres has more than 50 area residents supporting the project, and hopes to involve more in establishing and operating the farm.

That would ideally provide an income opportunity for residents in the area, said McGill, the township trustee.

"It's touching all the various needs of the community in one spot," she said.



# MICHIGAN GROWN



**TC Collins**  
WILLOW RUN ACRES  
YPSILANTI, MI

## What do you farm and how are you managing your acres?

I farm vegetables and a wide of variety of perennials including fruit, herbs, flowers, edible flowers, and mushrooms. I also produce a variety of composts including aged manure, vermiculture and leaf compost. I use sustainable agriculture practices such as cover crops, no chemicals, low till and no-till methods, hilled row crops, raised beds and intercropping to manage my farm.

## Why do you farm?

I farm to keep our family legacy alive and viable, to bring sustainable agriculture education to young people and their families, and to feed the people in need in our community.

## How is the way you farm protecting Michigan's natural resources?

The use of sustainable agriculture practices protects Michigan's water, air, and soil. I work to reintroduce native plant species and eradicate invasive ones. I also work to preserve native pollinators such as the Monarch butterfly by planting the flowers they feed on.



## FARM SNAPSHOT

6

Acres farmed

50

Years farming

50

Years of conservation

101,800

Number of students & families taught about sustainable farming



[www.willowrunacres.com](http://www.willowrunacres.com)

**MAA**  
MICHIGAN AGRICULTURE ADVANCEMENT  
[www.miagadvance.org](http://www.miagadvance.org)

## What would help Michigan farmers achieve their production and conservation goals?

We need to create more spaces where farmers can come together to share resources, information and to network. We want to increase grant funding for farmers that specifically includes funding for infrastructure and land acquisition. Grant funding cycles need to be correctly aligned with farmers' planting and harvesting schedules according to their regional hardiness zones. We also specifically require funding for Black and BIPOC farmers because we currently do not have the equity to be able to purchase land or grow our farm infrastructure. We also need increased access to heirloom seed stock and autonomous farm technology.



**MIFFS**  
Michigan Food & Farming Systems  
Supporting the Many Faces of Farming



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4/28/2023, 8:00AM

# New farmers market will offer learning opportunities to Washtenaw County

By KASEY DESCHLER



This is the proposed area for the Willow Run Acres Famer's market and U-pick garden.

A farmers market and U-pick garden that represents the people it's servicing have been the dream of lifetime gardener Takunia Collins or T.C., the frontman and founder of the non-profit agricultural education group Willow Run Acres.

With the closest grocery store to the MacArthur Boulevard neighborhood in Ypsilanti being over two miles away, Collins plans to revive a grassy, vacant lot in the area with new life through a farmers market and community garden called Clay Hill Farm Market.

The market, which will serve one of the highest concentrations of low-income residents in Washtenaw County with fresh produce, is set to be located just south of the Superior Branch Ypsilanti District Library.

Willow Run Acres is fronting the cost for the community farm through aid from the American Rescue Plan Act. The Superior Township Board of Trustees voted unanimously to allocate remaining Covid relief funds to Willow Run for this project. The fund has a cap of \$190,000, but Collin's said a fully sustainable project will cost around \$450,000, which includes an energy-efficient water system, equipment and supplies, a rainwater harvester and compost.

Collins was trained as a chef before he was involved in a car accident with a drunk driver in his mid 20's that forced him out of work and back to his roots as a gardener. He has been gardening since he was three or four years old, learning traits passed down by his great-grandparents who were slaves, his grandma and grandfather who were sharecroppers, and his mother who was a domestic worker. Collins also started teaching his neighborhood friends the basics of gardening at this age and saw the effect it had on them.

"They took ownership of it. They took pride in the plants they identified," Collins said.

Now, Collins himself takes pride in giving back to the Ypsilanti community through Willow Run Acres. The farm hosts free classes for the public, provides food for community food gatherers to give back food, and has partnerships with many school districts across Washtenaw County to instruct gardening programs to all ages of students.

"We buy stuff and give it right back to the community because the community helped me get back on my feet," he said.

Willow Run Acre's teaches the basics of gardening to connect where food comes from. Part of the education is learning about food literacy by giving meaning to generic terms like mixed greens- mustard, turnip and collard greens put together- which builds consumer's relationship to their groceries. To further help diversify people's cuisine, Collins also said the farm tries to grow potatoes other than white potatoes because it's the most common potato sold.

"We grow red potatoes, we grow purple potatoes, we grow yellow potatoes, we grow fingerling potatoes, we grow heirloom potatoes to get the mind to open up," he said.

While food prices are expected to grow more slowly in 2023, the US Department of Agriculture is predicting all food prices will rise 7.5%, which is higher than historical average rates. Fresh vegetable prices are expected to rise by 1.3% and processed vegetables will see a staggering 11.4% increase in 2023.

“We are building a farmer's market for the residents to have access to food, an area to have a U-Pick Farm, a fruit and Orchard for fruit and rambles and strawberries to be established, and also an area where residents can sell their own produce and do the same that I'm doing because I don't want to be the only one with my elbows out because that's not fair," Collins said. "If I see an opportunity that we can all share the space, then we should all share the space."

The goal of the market is to allocate land to community members of all ages to those who may never had opportunities to own land. The market will be self-sustaining and residents will have space to grow, harvest and sell produce.

Willow Run Acres is seeking volunteers to help in their efforts. Collins is currently working on paperwork and checking all the compliance boxes on the proposed area for the market and garden. As the weather improves, volunteers of Willow run Acres will begin signing up for work days to clean up trash, mark trees that need to be cut down and remove invasive plants to begin the construction process.



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: May 11, 2023

**Area Plan Review  
For  
Superior Township, Michigan**

<b>Applicant:</b>	Superior Township on behalf of Clay Hill Farm Market
<b>Project Name:</b>	Clay Hill Farm Market
<b>Location:</b>	1850 Harris Road and 9051 Macarthur Blvd (J-10-35-200-003, 004 and 009)
<b>Plan Date:</b>	April 18, 2023
<b>Current Zoning:</b>	PSP, Public/Semi Public Service, PC, Planned Community and C1, Neighborhood Commercial
<b>Action Requested:</b>	Area Plan Petition Approval-PC, Planned Community District

**PROJECT DESCRIPTION**

An application has been submitted by Superior Township on behalf of Clay Hill Farm Market (the Applicant) to rezone three (3) parcels to PC, Planned Community District. The three (3) parcels currently include a mix of zoning designations including PSP, Public/Semi Public Service, PC, Planned Community and C1, Neighborhood Commercial.

The applicant desires to establish a “garden center” for the three (3) parcels. The applicant has included a more detailed narrative. The three (3) parcels and their intended improvements include:

- 1850 Harris Road (J-10-35-200-003) includes:
  - Farmers Market with vendor pop-up tent area
  - Community garden
  - U-Pick garden
  - Raised garden

Benjamin R. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Vice President*  
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal*  
Paul Montagno, *Principal*, Megan Masson-Minock, *Principal*, Laura Kreps, *Senior Associate*  
Richard K. Carlisle, *Past President/Senior Principal*



- Gravel parking lot
- Rain garden
- 9051 Macarthur Blvd (J-10-35-200-004)
  - Building
    - Greenhouse
    - Commercial market
    - Compost, cold cellar, hydro/aquaponic/aeroponic farm
    - Kitchen
    - Retail Store
  - Farmers Market
  - Community Garden
  - U-Pick Gardens
  - Raised gardens
  - Parking lot
  - Rain Garden
- Parcel 3 (J-10-35-200- 009)
  - Garden and orchard
  - Vineyard
  - Animals
  - Bees
  - Rain garden
  - Cider mill
  - Observation tower

Other site improvements include:

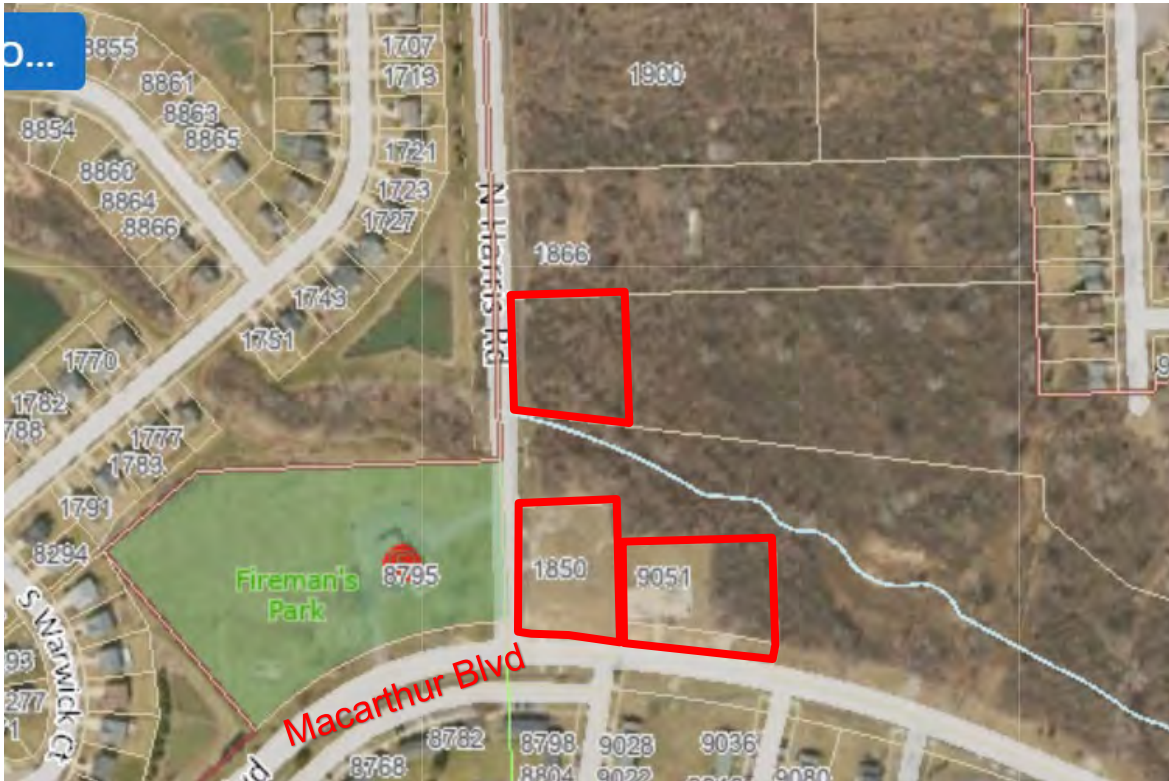
- Rain gardens in the right-of-way along Macarthur Blvd and North Harris Road
- Two (2) improved driveway approaches on North Harris and one (1) on Macarthur Blvd.
- Sidewalk improvements along Macarthur Blvd.

The application listed a number of uses for the properties.

Please note that we have a number of questions for the applicant to clarify to assist in our review. These questions are listed at the end of this report.

### Aerial Photograph

The Zoning and existing land uses for the subject site and surrounding parcels are identified in the following table:



Direction	Zoning	Existing Use
North	A2 – Agriculture District	Vacant
South	R7	Multiple Family Residential
East	RC, and PD	Vacant
West	PSP and R4	Park, Stormwater, Single Family Residential

**PROCESS**

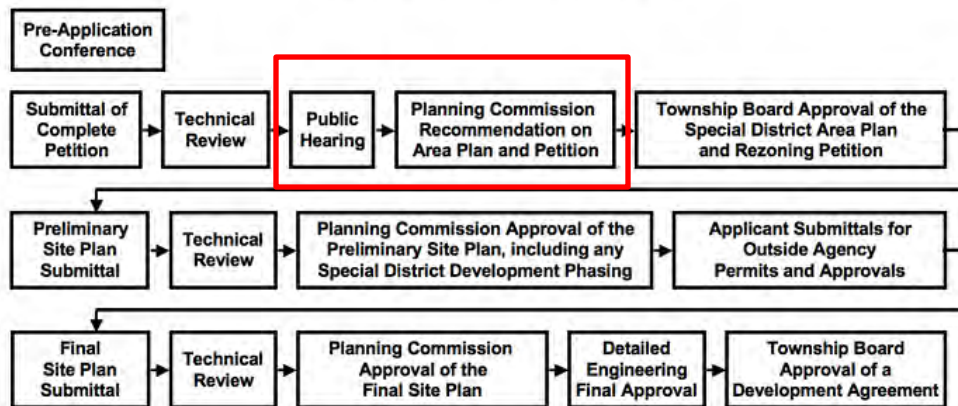
The process to rezone a property to a PC, Planned Community District is outlined in Section 7.100. At this point in the process, the applicant is seeking approval of the Area Plan, which would rezone the three parcels to PC, Planned Community District.

The Planning Commission holds the public hearing and is the recommending body on the Area Plan. The Township Board has ultimate authority or approval or denial upon the Area Plan.

Effective Date: August 14, 2008

Article 7  
Special District Regulations

**SECTION 7.100  
REVIEW PROCEDURES**



If the Area Plan is approved, the applicant will submit a preliminary site plan for technical review.

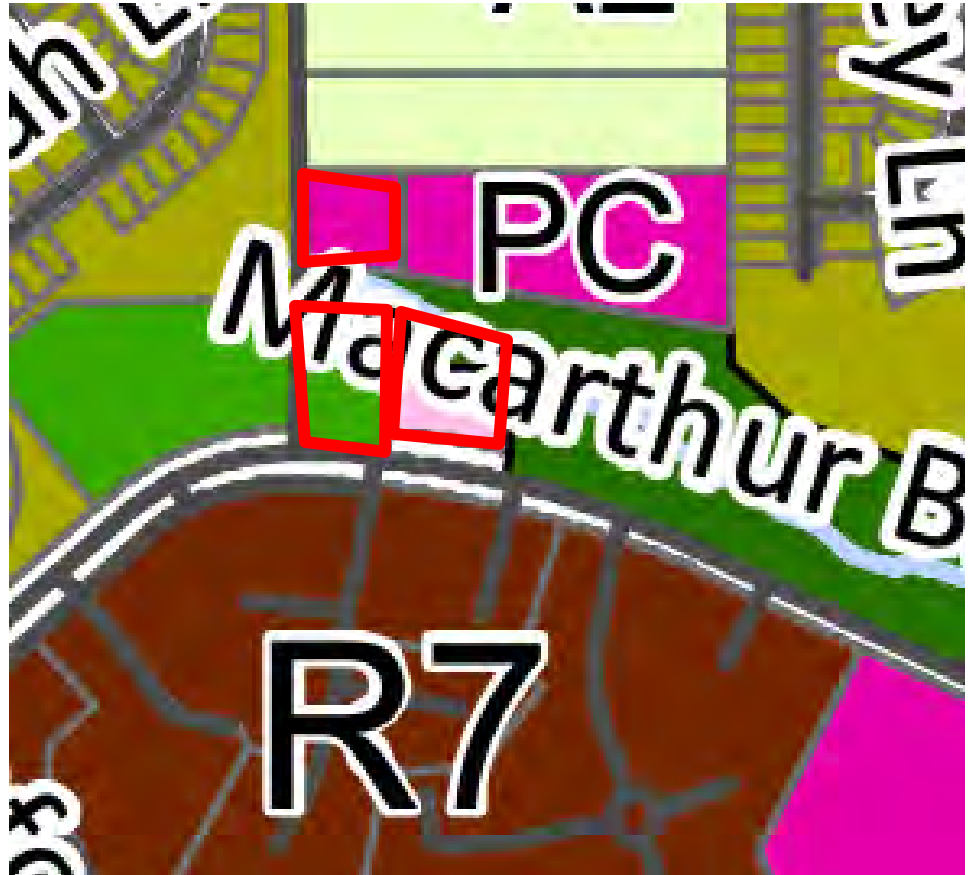
## CURRENT ZONING

### Surrounding Zoning

The three (3) parcels include a mix of zoning designations including PSP, Public/Semi Public Service, PC, Planned Community and C1, Neighborhood Commercial.

The site is adjacent to numerous zoning districts including A2, R7, PC, PD PSP and R4.

The property is adjacent to a number of uses including vacant/open spaces, park, residential, and multiple family residential.



## MASTER PLAN

The site is located in the Geddes Road Urban Sub-area of the Township Growth Management Plan. As described in the Plan (Page 6-9 through 6-10):

*This area of about one mile by four and one-half miles contains about 65% of the Township population in a mix of single-family, multi-family, and manufactured housing. There is also a small commercial area along the southern border of Superior Township, adjacent to the northern edge of the City of Ypsilanti and Ypsilanti Township, and another small commercial area across from the Township Fire Hall on Harris near MacArthur. This sub-area also includes the majority of land designated as the Urban Service Area of the Township (see Map 6-3).*

*Existing dwelling unit densities in some locations within the designated Urban Service Area range up to eight dwelling units per acre. Most of the undeveloped land is planned at a maximum density of approximately four dwelling units per acre to stay within available utility capacity, based on:*



- 1) *the amount of developable land in the Urban Service Area; and*
- 2) *the size and capacity of utility infrastructure and the main sewer interceptor pipe;*
- 3) *anticipated flow rates and infiltration of groundwater into the system.*

*Housing ranges in age from many decades old to new construction and also varies in size from small apartment units to large homes. This subarea is very important to the Township as it provides a variety of housing types in a range of densities with public sewer and water service. This option is not available elsewhere in the Township. The Township will continue to focus on improvements in this area. Among the most immediate of these improvements will be stabilizing and strengthening existing residential neighborhoods. This will be accomplished through:*

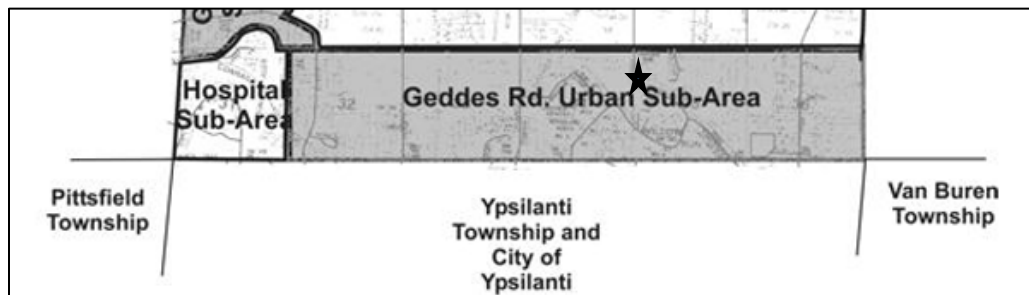
- *enforcement of property maintenance and building codes;*
- *support for resident-led initiatives to form or reactivate neighborhood groups or homeowners associations; and*
- *encouragement of public and private sector projects to remove blighted structures, rehabilitate older dwellings, and construct new infill dwellings on vacant lots.*

*In addition, the Township expects that stalled or partially completed housing developments in this sub-area, which have already received preliminary or final approval from the Township, will be completed before development of additional urban residential lots may be approved.*

*The Township will also focus on further installation of sidewalks and paved bicycle/pedestrian pathways in those developed parts of the subarea that do not have them, and requiring all new development in the sub-area to put in sidewalks or an acceptable pedestrian/bike trail system.*

The Future Land Use Plan (page 6-20) identifies this area as a Mixture of Urban Residential Development. The principal purpose of the Mixture of Urban Residential Development is to promote new residential development is expected at a density of four dwelling units per acre and is likely to occur via the Planned Community zoning classification (a form of planned unit development) where there are sensitive natural features, and via traditional subdivision or site condominium development designs in other areas.

The corresponding Zoning Plan (page 7-3) designates the area as Urban Residential Development.



The principal purpose of the Urban Residential District designation is to provide for a range of residential dwelling types at urban densities within individual zones tailored for that specific use.

Densities range from two (2) to eight (8) dwelling units per acre. The bulk of land zoned into one of these districts is located in the designated Urban Service Area south of Geddes Road.

The Township's Master Plan is a comprehensive document that includes many other elements that should be considered these include community character/quality of life, impact/preservation of natural features, growth management, and housing and neighborhood design. These other elements should be considered by the Planning Commission.

## AREA PLAN

The applicant proposes the following site changes:

- 1850 Harris Road (J-10-35-200-003) includes:
  - Farmers Market
  - Community Garden
  - U-Pick Gardens
  - Raised gardens
  - Expanded parking lot
- 9051 Macarthur Blvd (J-10-35-200-004)
  - Greenhouse
    - Commercial market
    - Compost, cold cellar, hydro/aquaponic/aeroponic farm
  - Farmers Market
  - Community Garden
  - U-Pick Gardens
  - Raised gardens
  - Expanded parking lot
- Parcel 3 (J-10-35-200- 009)
  - Garden and orchard
  - Cider mill
  - Observation tower

Other improvements include:

- Rain gardens in the right-of-way along Macarthur Blvd and North Harris Road
- Two (2) improved driveway approaches on North Harris and one (1) on Macarthur Blvd.
- Sidewalk improvements along Macarthur

As set forth in Section 7.300 (limitations of uses), permitted principal and accessory uses in the PC Special District shall be limited to the Residential, Office, Service, Community, and Commercial Uses as listed in Article 4.0 (Land Use Table).

The applicant should confirm the principal use of the property. It would be helpful if the applicant were to better define the use of the retail building and kitchen. i.e how much of the building is used for retail? How will use the commercial kitchen?

## DISTRICT INTENT

### Special Districts

As set forth in Section 7.001, the Authority to Establish Special Districts as defined in Article 2.0 (Zoning Districts), is established in accordance with Section 503 of the Michigan Zoning Enabling Act. These Special Districts are designed to accomplish the objectives of this Ordinance through a development review process intended to achieve integration of the proposed development project with the characteristics of the project area. These Special Districts are intended to permit flexibility in the regulation of land development; encourage innovation in land use and variety in design, layout, and type of structures constructed; achieve economy and efficiency in the development and use of land, natural resources, energy, and the provision of public services and facilities; encourage useful open space; and provide better housing, employment, and shopping opportunities particularly suited to the needs of the residents of the Township. The intent of these special districts is to:

- Provide for increased flexibility and encourage innovation in design and layout of land development, subject to proper administrative standards and procedures.
- Lessen the burden of traffic on streets and highways, and provide for an integrated system of sidewalks, pedestrian pathways, and other non-transportation facilities.
- Provide for a compatible mix of land uses in each Special District.
- Establish planning, review, and approval procedures that properly relate the type, design, and layout of development to the site and surrounding area.
- Encourage innovation in residential and nonresidential development 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 so that the growing demands of the Township's 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.

### **Planned Community District**

The Township Zoning Ordinance has multiple "special districts", one of which is the PC, Planned Community District. The intent of the PC, Planned Community District is as follows:

*The Planned Community (PC) Special District option encourages greater collaboration between the developer and the Township in the development process, and allows additional freedom for the developer to take an even more creative approach to land use and development than otherwise permitted under this Ordinance. The PC Special District option offers greater flexibility in the design of land development, maximizing the developer's ability to take advantage of*

*natural topography, vegetation, watercourses, and other site features in designing the development.*

## PLANNED COMMUNITY DISTRICT REQUIREMENTS

As set forth in Section 7.301. A, to be eligible for approval as a Planned Community (PC) Special District, the petitioner shall demonstrate, to the Township Board's satisfaction after recommendation from the Planning Commission, that the petition and Area Plan are compatible with the following:

1. **Compatibility with the Special District intent.** The proposed development shall be consistent with the intent and scope of this Article and the intent and purposes of the specific Special District.
2. **Compatibility with the Growth Management Plan.** The proposed development shall be compatible with the adopted Growth Management Plan.
3. **Availability and capacity of public services.** The proposed type and intensity of use shall not exceed the existing or planned capacity of existing public services and facilities, including police and fire protection, traffic capacity of the Township's public roads, drainage and stormwater management facilities, availability of water, and suitability for septic or capacity of existing or planned utility facilities.
4. **Sufficient land area for proposed uses.** The proposed Planned Community (PC) site shall include sufficient contiguous land area to comply with all applicable regulations of this Ordinance, to adequately serve the needs of all permitted uses in the PC project, and to ensure compatibility between uses and the surrounding area. Additional non-contiguous land areas within the Township may be included as part of the proposed open space dedications for a PC project.
5. **Additional eligibility criteria.** The petition and Area Plan shall be compatible with one (1) or more of the following additional criteria:
  - a. Conservation of open space. Long-term conservation of open space, agricultural lands, or lands with significant natural features in the Township will be achieved in accordance with the adopted Growth Management Plan.
  - b. Preservation of natural resources. Long-term conservation of natural resources will be achieved, where such resources of the Township would otherwise be destroyed or degraded by development as permitted by the underlying zoning district(s).
  - c. Public benefit. A recognizable and material benefit will be realized by both the future users of the development and the Township as a whole, where such benefit would otherwise be unachievable under the provisions of this Ordinance.
  - d. Economic impact. The proposed development shall not impede the continued use or development of surrounding properties for uses that are permitted in the Zoning Ordinance or planned in the adopted Growth Management Plan.



## STANDARDS

As set forth in Section 7.102.C, when reviewing an Area Plan petition, the Planning Commission shall determine and provide evidence in its report to the Township Board that the petition meets the following standards:

- 1. Growth Management Plan policies.** The proposed development shall conform to the adopted Growth Management Plan.
- 2. Ordinance standards.** The proposed development shall conform to the intent, regulations, and standards of the proposed Special District and this Ordinance.
- 3. Public facilities.** The proposed development shall be adequately served by public facilities and services, such as highways, streets, police and fire protection, drainage courses, water and sanitary sewer facilities, and refuse disposal, or that the persons or agencies responsible for the proposed development shall be able to provide, in a manner acceptable to the Township Board, such facilities and services.
- 4. Open space and recreation areas.** The common open space, any other common properties, individual properties, and all other elements of a Special District are so planned that they will achieve a unified open space and recreation area system, with open space and all other elements in appropriate locations, suitably related to each other, the site, and the surrounding land.
- 5. Common areas and improvements.** The petitioner shall have made satisfactory provision to ensure that those areas shown on the plan for use by the public or by occupants of the development will be or have been irrevocably committed for that purpose. Provisions shall have been made to provide for the financing and maintenance of improvements shown on the plan for open space areas, and common use areas which are to be included within the development.
- 6. Location and layout.** The location of the proposed uses, layout of the site, and its relation to streets giving access to it, shall be such that traffic to, from, and within the site, and assembly of persons in connection therewith, will not be hazardous or inconvenient to the project or the neighborhood. In applying this standard, the Planning Commission shall consider, among other things, convenient routes for pedestrian traffic, particularly of children, relationship of the proposed project to main thoroughfares and street intersections, and the general character and intensity of the existing and potential development of the neighborhood.
- 7. Compatibility of land uses.** The proposed use(s), mix of housing unit types and densities, or mix of residential and non-residential uses shall satisfy the intent of the proposed

Special District, conform to applicable use standards and limitations, and be acceptable in terms of convenience, privacy, compatibility, and similar standards.

- 8. Minimize adverse impacts.** That noise, odor, light, or other external effects from any source whatsoever, which is connected with the proposed use, will not adversely affect adjacent and neighboring lands and uses.
- 9. Preservation of natural features.** The proposed development shall create a minimum disturbance to natural features and landforms.
- 10. Streets.** Streets shall follow topography, be properly spaced, and be located and aligned in accordance with the intended function of each street. The property shall have adequate access to public streets. The plans shall provide for logical extensions of public streets and shall provide suitable street connections to adjacent parcels, where applicable.
- 11. Pedestrian facilities.** Major pedestrian circulation shall be provided for within the site and shall interconnect all use areas, where applicable. The pedestrian system shall provide for logical extensions of pedestrian ways outside the site, and pedestrian connections to the site boundaries, where applicable.

Due to the questions listed below, it is premature for us to provide an evaluation of the area plan petition.

#### QUESTIONS FOR APPLICANT and PLANNING COMMISSION DELIBERATION

We have a number of questions for the applicant to address as part of the Planning Commission deliberation. These questions in addition to Planning Commission deliberation will assist in evaluating the proposed Area Plan petition to the required standards set forth in Section 7.102.C and Section 7.301. A.

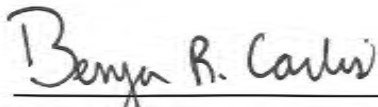
1. Uses
  - a. What is the primary use of the site? Is the principal use of site going to be agricultural focus or retail/farmers market focus?
  - b. Provide greater detail of the proposed retail building and kitchen.
  - c. Please note that set forth in the PC Special District Ordinance, uses in a PC Special District shall be limited to those specific uses included in the listing of uses shown on the approved Area Plan, preliminary site plan, or final site plan, whichever is applicable. Are there other uses that may be considered in the future for this site?
2. How does the applicant plan on phasing the project? Is phasing based on funding?
3. Has a natural resource analysis been conducted? The analysis should include wetlands and woodland inventory.
4. As set forth in the Special District ordinance, proposed deviations shall be identified on the Area Plan, and shall be subject to review and recommendation by the Planning

- Commission and approval by the Township Board. Has the applicant identified any site plan deviations? Does the applicant need assistance from us to identify those deviations?
5. The site has been used historically for a number of various uses. Has there been any environmental analysis conducted with regards to using the land for agricultural purposes?
  6. Has the applicant consulted with the Washtenaw County Road Commission? The applicant does not need formal approval from them, but have they agreed in concept to two points of access for site off Harris Road.
  7. Has the applicant consulted with the Washtenaw County Water Resource Commission? The applicant does not need formal approval from them, but have they discussed any need for stormwater management and where that would be located on the site?
  8. Has the applicant considered consolidating access to the Harris Road parcel and Macarthur parcel to one point of access to provide for more efficient site layout and shared parking facilities?
  9. Has the applicant and township discussed how the property will be controlled? I.e is the township selling the property, leasing, or licensing it for the use?
  10. The applicant has not provided a utility plan that shows storm, sanitary, and water connections. Has the applicant considered utility connections?

## RECOMONDATION

We recommend that the Planning Commission hold a public hearing, discuss the noted questions in our report with the applicant, consider public testimony, and either:

- A. Postpone action to allow the applicant to provide additional information; or
- B. Direct staff to draft a resolution based on the discussion.



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

cc: Ken Schwartz, Township Supervisor  
Lynette Findley, Township Clerk  
Laura Bennett, Planning & Zoning Administrator  
George Tsakof, Township Engineer  
Cresson Slotten, Township Engineer



May 18, 2023

**CHARTER TOWNSHIP OF SUPERIOR**

3040 N. Prospect Road  
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **Clay Hill Farm Market  
Area Plan for PC Rezoning Application Review  
OHM Job No. 0140-23-1050**

Dear Ms. Findley,

On behalf of the Township, we have reviewed the Area Plan submittal for the above referenced project, as provided to the Township by the Applicant on April 18, 2023. We understand that the application will be considered by the Planning Commission at their regular meeting on May 24<sup>th</sup> regarding Area Plan and PC District rezoning. Therefore, we offer the following comments to the Planning Commission related to the site/civil engineering aspects of the area plan for their consideration during the decision process.

1. In reviewing this current Area Plan submittal at the conceptual level, we note that the Area Plan sheets do not include information regarding existing features on the subject parcels. There are general notations, such as “existing hdw trees and shrubbery to be removed” and “existing circular gravel driveway, gravel parking area, and existing well” but these items are not shown on the drawings. In addition, there is no information regarding general areas of intended filling or cutting of grades. As a result, we are unable to review potential impacts to natural features, or use/re-use of any existing site improvements by the proposed use as required by the Zoning Ordinance for Area Plans.
2. There is a 12” public water main along both the Harris Road and Macarthur Blvd. frontages of the subject parcels, and there is a 12” sanitary sewer available to the parcel noted as Lot C – J.10.35.200.004. The Area Plan sheets note that a farmer’s market, market, kitchen, and retail store are among the proposed uses for Lot C. A general layout of these existing public utilities, and the proposed utility lines to service these uses are not included in the Area Plan so we are unable to comment on the method of public water and sewer service for the proposed uses as required by the Zoning Ordinance for Area Plans.
3. The Area Plan does not include a general layout or description of the proposed stormwater management facilities for the proposed uses as required by the Zoning Ordinance for Area Plans. The stormwater management design on the site plan would be required to meet WCWRC Standards. The parcel between “Lot A” and “Lot B” on Harris Road is owned by the Geddes Ridge Subdivision Drainage District. If any portion of the stormwater management system is to utilize or drain to this parcel, a Drain Permit is needed from the Washtenaw County Water Resources Commissioner (WCWRC). Future review and approval from WCWRC would be required. The determination of requirements is typically determined at the preliminary and final site plan stages.
4. The soil erosion and sedimentation control (SESC) measures on the site plan would need to meet the requirements of WCWRC and would require future review and approval from WCWRC.





5. Any work proposed in the Harris Road and/or Macarthur Blvd. Right-of-way (ROW) would need to meet the requirements of the Washtenaw County Road Commission (WCRC).

If you have any questions regarding our review, please do not hesitate to contact me at (734) 466-4585, or George Tsakoff at (734) 466-4439.

Sincerely,  
**OHM Advisors**

---

Cresson Slotten, PE  
Senior Project Manager

cc: Ken Schwartz, Township Supervisor (via e-mail)  
Bill Balmes, Building Department (via e-mail)  
Laura Bennett, Planning Coordinator (via e-mail)  
Ben Carlisle, CWA, Twp Planner (via email)  
Paul Montagno, CWA (via email)  
George Tsakoff, OHM  
file

P:\0126\_0165\SITE\_SuperiorTwp\2023\0140231050\_Clay Hill Farm Market\\_1059 Rezoning\2023.05.18\_Clay Hill Farm Market\_Area Plan for Rezoning Review.docx

# CHARTER TOWNSHIP OF SUPERIOR FIRE DEPARTMENT

## FIRE MARSHAL DIVISION

7999 Ford Rd, Ypsilanti, MI 48198

May 4, 2023

Laura Bennett  
Planning and Zoning Administrator  
Superior Township  
3040 North Prospect Rd.  
Ypsilanti, MI 48198

RE:           Area Plan  
          Project Name:           Clay Hill Farm Market  
          Project Location:       9045 MacArthur Blvd. & 1850 Harris Rd. Ypsilanti,  
  MI 48198  
          Plan Date:             4/18/2023  
          Job Number:          2310  
          Applicable Codes:     IFC 2015  
          Drawing by:          Sol Studio  
          Email Address:        solstudio@earthlink.net

### Status of Review

**Status of review:** Approved Conditionally (see comments)

Pages C3.0 and C3.1 were reviewed.

### Site Coverage - Hydrants

**Comments:** IFC 2018

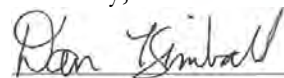
Any structure shall be within a 250' radius of a hydrant.

### Site Coverage - Access

**Comments:** IFC 2018

Provide a turning template for a fire truck that is 43' long and 8' 6" wide. All access roads must be capable of sustaining an 80,000 lbs. truck.

Sincerely,



Dan Kimball, Fire Marshal  
Charter Township of Superior Fire Department  
CFPS, CFI II, CFPE

**SUPERIOR TOWNSHIP BUILDING DEPARTMENT**  
**MONTH-END REPORT**  
**April 2023**

Category	Estimated Cost	Permit Fee	Number of Permits
<b>Com-Other Non-Building</b>	<i>\$6,297.00</i>	<i>\$100.00</i>	<i>1</i>
<b>Electrical</b>	<i>\$0.00</i>	<i>\$2,030.00</i>	<i>12</i>
<b>Mechanical</b>	<i>\$0.00</i>	<i>\$4,991.00</i>	<i>18</i>
<b>Plumbing</b>	<i>\$0.00</i>	<i>\$1,765.00</i>	<i>9</i>
<b>Res-Additions (Inc. Garages)</b>	<i>\$35,000.00</i>	<i>\$0.00</i>	<i>1</i>
<b>Res-New Building</b>	<i>\$1,773,671.00</i>	<i>\$11,527.00</i>	<i>5</i>
<b>Res-Other Building</b>	<i>\$172,259.00</i>	<i>\$1,177.00</i>	<i>4</i>
<b>Res-Other Non-Building</b>	<i>\$5,400.00</i>	<i>\$100.00</i>	<i>1</i>
<b>Res-Renovations</b>	<i>\$148,785.00</i>	<i>\$967.00</i>	<i>2</i>
<b>Totals</b>	<b><i>\$2,141,412.00</i></b>	<b><i>\$22,657.00</i></b>	<b><i>53</i></b>

SUPERIOR TOWNSHIP BUILDING DEPARTMENT  
YEAR-TO-DATE REPORT

January 2023 To Date

Category	Estimated Cost	Permit Fee	Number of Permits
<b>Com/Multi-Family Renovations</b>	<i>\$42,338.00</i>	<i>\$275.00</i>	<i>1</i>
<b>Com-Other Non-Building</b>	<i>\$34,197.00</i>	<i>\$316.00</i>	<i>3</i>
<b>Electrical</b>	<i>\$0.00</i>	<i>\$10,699.00</i>	<i>78</i>
<b>Mechanical</b>	<i>\$0.00</i>	<i>\$18,952.00</i>	<i>122</i>
<b>Plumbing</b>	<i>\$0.00</i>	<i>\$8,818.00</i>	<i>58</i>
<b>Res-Additions (Inc. Garages)</b>	<i>\$224,678.00</i>	<i>\$1,233.00</i>	<i>5</i>
<b>Res-Manufactured/Modular</b>	<i>\$120,000.00</i>	<i>\$600.00</i>	<i>4</i>
<b>Res-New Building</b>	<i>\$1,773,671.00</i>	<i>\$11,527.00</i>	<i>5</i>
<b>Res-Other Building</b>	<i>\$257,492.00</i>	<i>\$1,883.00</i>	<i>10</i>
<b>Res-Other Non-Building</b>	<i>\$85,368.00</i>	<i>\$620.00</i>	<i>4</i>
<b>Res-Renovations</b>	<i>\$1,002,508.00</i>	<i>\$6,769.00</i>	<i>19</i>
<b>Totals</b>	<b><i>\$3,540,252.00</i></b>	<b><i>\$61,692.00</i></b>	<b><i>309</i></b>



# **Superior Township Monthly Report**

## **April/May 2023**

### **Resident Complaints/ Debris:**

9625 Geddes- Furniture on extension - **(Tagged)**  
1755 Sheffield- Dishwasher on extension - **(Tagged)**  
1714 Sheffield- Sinks on extension - **(Tagged)**  
9130 Ascot Dr.- Mattress in street- **(Tagged)**  
8597 Eral Ct. - Bird seed in driveway- **(Nothing There)**

### **Branches/Brush on Extension:**

8734 Barrington- Brush on extension - **(Tagged)(Letter Sent)**  
8740 Barrington- Branches on extension - **(Letter Sent)**  
8745 Barrington- Branches on extension - **(Letter Sent)**  
8472 Preston Ct.- Branches on extension - **(Letter Sent)**  
1808 Sheffield- Brush on extension - **(Letter Sent)**  
1851 Manchester- Brush on extension - **(Letter Sent)**  
1099 Stamford Rd.- Branches on extension - **(Letter Sent)**  
1730 Stephens Dr. - Branches on extension - **(Letter Sent)**

### **Vehicle Complaints:**

Barrington & Sheffield- Van on jacks- **(Tagged for Removal)**  
1644 Greenway- Vehicle with no tags- **(Tagged for Removal)**  
8282 Barrington- Vehicle parked the wrong way- **(Tagged for Removal)**  
1941 Savannah- Trailer on street- **(Spoke with Owner)**  
9157 Panama Ct.- Vehicle complaint- **(Spoke with Owner)**

### **Illegal Dumping:**

Gotfredson & Geddes Rd.- Furniture dumped on side of road

# **Zoning Report**

5/24/2023

Laura Bennett, Planning & Zoning Administrator

## **The Meadows**

The Meadows development is located south of Geddes Road, east of LeForge Road. Preliminary Site Plan approval was granted in October 2020. Since then, the applicant has been working with outside agencies, including EGLE, and an engineering review of the entire site is being conducted by OHM.

I was informed by Atwell, the engineer for the applicant, that the applicant is required to complete intersection improvements at the Prospect and Geddes Road intersection upon final approval of the project. In order to facilitate the right turn lane addition, the applicant will need an easement at the northwest corner of the intersection. This property is owned by the Township; therefore, an easement agreement will ultimately be presented to the Board of Trustees for their approval when appropriate.

## SITE PLAN REVIEW APPLICATION

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

**APPLICANT NAME** \_\_\_\_\_

**NAME OF PROPOSED DEVELOPMENT** \_\_\_\_\_

- 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 \_\_\_\_\_
- Phase number of current application \_\_\_\_\_
- Name and date of preliminary site plan approval \_\_\_\_\_

- Date of Previous Phase Approvals:
  - Phase # \_\_\_\_\_ Date \_\_\_\_\_
  - Phase # \_\_\_\_\_ Date \_\_\_\_\_
  - Phase # \_\_\_\_\_ Date \_\_\_\_\_
  - Phase # \_\_\_\_\_ Date \_\_\_\_\_

**SEEKING ADDITIONAL APPROVAL FOR A CONDITIONAL USE**  YES  NO

\_\_\_\_\_  
Signature of the Clerk or Designee

\_\_\_\_\_  
Date of Receipt of Application

\_\_\_\_\_  
Amount of Fee

**GENERAL INFORMATION**

- Name of Proposed Development \_\_\_\_\_
- Address of Property \_\_\_\_\_
- Current Zoning District Classification of Property \_\_\_\_\_

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 \_\_\_\_\_
- Site Location - Property is located on (circle one) N S E W side of \_\_\_\_\_ Road between \_\_\_\_\_ and \_\_\_\_\_ 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**PROPOSED LAND USE**

- Residential                       Office                       Commercial                       Other

If other, please specify \_\_\_\_\_

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

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

**ESTIMATED COSTS**

- Buildings and other structures \_\_\_\_\_
- Site improvements \_\_\_\_\_
- Landscaping \_\_\_\_\_
- Total \_\_\_\_\_

**ESTIMATED DATES OF CONSTRUCTION**

- Initial construction \_\_\_\_\_
- Project completion \_\_\_\_\_
- 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**

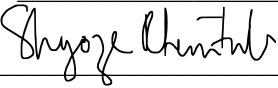
- APPLICANTS NAME \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_ Email \_\_\_\_\_
  
- PROPERTY OWNER'S NAME \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_ Email \_\_\_\_\_
  
- DEVELOPER'S NAME \_\_\_\_\_  
Company \_\_\_\_\_  
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: Shyroze Rehemtulla

APPLICANT'S SIGNATURE  DATE 2/21/2023

PROPERTY OWNER'S PRINTED NAME Ben Colmery

PROPERTY OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**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.**

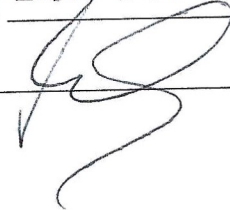
**APPLICANT'S DEPOSITION**

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: Shyroze Rehemtulla

APPLICANT'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PROPERTY OWNER'S PRINTED NAME Ben Colmery

PROPERTY OWNER'S SIGNATURE  \_\_\_\_\_ DATE 2/21/2023

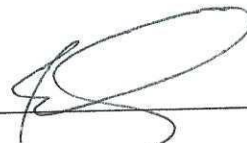




42732 Van Dyke Avenue  
Sterling Heights, MI 48314  
Phone: 586-323-4462  
Fax: 586-323-3138

To whom it may concern,

I, BEN H. COLMERY III current property owner of 5387 Plymouth Rd, Superior Township, MI, give Dr. Shyroze Rehemtulla, Cassino Building and Development, and Boss Engineering consent to submit a site plan for approval to Superior Charter Township Planning Commission for the address listed above.

Sign: 

Print: BEN H. COLMERY III

Date: 2/6/2023

Property Owner Address: 5740 PLYMOUTH RD, ANN ARBOR 48105

Property Owner Phone #: 734 645 9162









**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: April 28, 2023  
May 15, 2023

**Final Site Plan Review  
For  
Superior Township, Michigan**

**Applicant:** Dr. Shyroze Rehemtulla  
**Project Name:** Huron Dental Mixed Use Development  
**Location:** 5387 Plymouth Road  
**Plan Date:** April 28, 2023  
**Zoning:** VC, Village Center  
**Action Requested:** Preliminary Site Plan Approval

**PROJECT DESCRIPTION**

The applicant is proposing the development of a multiple use site at 5387 Plymouth-Ann Arbor Road. The 1.53-acre site is located at the corner of Church Street and Plymouth-Ann Arbor. The applicant proposes to improve the site with a +/-10,500 sq/ft building and 32 space parking lot. The proposed uses include first floor dental office, gift shop, office space, and second floor two apartment units.

The site is zoned VC, Village Center. All uses proposed are permitted uses.

Benjamin R. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Vice President*  
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal*  
Paul Montagno, *Principal*, Megan Masson-Minock, *Principal*, Laura Kreps, *Senior Associate*  
Richard K. Carlisle, *Past President/Senior Principal*

### Aerial Photograph



The Zoning and existing land uses for the subject site and surrounding parcels are identified in the following table:

Direction	Zoning	Existing Use
North	VC and R-2	Single Family Residential
South	VC	Restaurant
East	R-1	Single Family Residential
West	VC	Vet



## PRELIMINARY SITE PLAN APPROVAL

The Planning Commission approved the preliminary site plan on March 22, 2023, with the following conditions:

1. *Reduce height for Fixture C to 15 feet.*
2. *Indicate horizontal siding material.*

## FINAL SITE PLAN

The following items are requirements for the final site plan submittal:

1. **Reduce height for Fixture C to 15 feet.**

CWA Response: The applicant has reduced all pole mounted lights to 15 feet.

2. **Indicate horizontal siding material.**

CWA Response: The applicant has indicated a Hardie Plank siding.

3. **Outside Agency Approvals.**

CWA Response: The applicant has received all outside agency approvals.

## RECOMONDATION

We recommend final site plan approval.



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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 & Zoning Administrator  
George Tsakof, Township Engineer  
Cresson Slotten, Township Engineer



May 18, 2023

**CHARTER TOWNSHIP OF SUPERIOR**

3040 N. Prospect Road  
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **Huron Dental Mixed-Use Development  
Final Site Plan - Review No. 1  
OHM Job No. 0140-23-1010**

Dear Ms. Findley,

On behalf of the Township, we have reviewed the Final Site Plan submittal for the above referenced project, as submitted to the Township on April 28, 2023. In our opinion, this plan is ready for consideration by the Planning Commission at their May meeting regarding Final Site Plan approval. We do offer the following comments for the Commission's information regarding the Final Site Plan and outside agency approvals.

1. The proposed parking lot maneuvering lane width of 24' exceeds the minimum width of 20' in the Zoning Ordinance. Though this adds impervious area to the parking lot, this width appears to be needed for fire truck access as indicated on the Circulation Plan (sheet 12) of the plan set.
2. The stormwater management design on the site plan should be consistent with Washtenaw County Water Resources Commissioner (WCWRC) Standards. We have received a copy of WCWRC's review letter dated May 12, 2023 noting that plans they received dated May 9, 2023 are technically correct and do not require revisions. (We have reviewed these updated plans and they do not alter our review of the April 28, 2023 plans.)
3. The soil erosion and sedimentation control (SESC) measures on the site plan should meet the requirements of the WCWRC Standards and will require review and approval from WCWRC. We do not anticipate an issue for the Applicant obtaining this permit. A copy of the WCWRC approval letter will be required at the time of Engineering plan review.
4. The work proposed in the Church Street and Plymouth-Ann Arbor Road Rights-of-way should meet the requirements of the Washtenaw County Road Commission (WCRC), including the connection to the existing culvert under Plymouth Road owned by the WCRC. A copy of the WCRC approval letter will be required at the time of Engineering plan review.
5. The individual well and septic systems for the proposed development are to meet all requirements of the Washtenaw County Health Department's Environmental Health Division. A copy of the Health Department's approval letter will be required at the time of Engineering plan review.



We recommend final site plan approval being contingent upon obtaining the remaining outside agency approval letters. If you have any questions regarding our review, please do not hesitate to contact me at (734) 466-4585, or George Tsakoff at (734) 466-4439.

Sincerely,  
**OHM Advisors**

---

Cresson Slotten, PE  
Senior Project Manager

cc: Ken Schwartz, Township Supervisor (via e-mail)  
Bill Balmes, Building Department (via e-mail)  
Laura Bennett, Planning Coordinator (via e-mail)  
Ben Carlisle, CWA, Twp Planner (via email)  
Paul Montagno, CWA (via email)  
George Tsakoff, OHM  
file



EVAN N. PRATT, P.E.

Water Resources Commissioner

705 N Zeeb Road  
Ann Arbor, MI 48103  
734-222-6860

Drains@washtenaw.org

Harry Sheehan  
Chief Deputy Water Resources Commissioner

Scott Miller, P.E.  
Deputy Water Resources Commissioner

Theo Eggermont  
Public Works Director

May 12, 2023

Jennifer M. Austin  
Boss Engineering  
3121 E. Grand River  
Howell, Michigan 48843

RE: Huron Dental Mixed Use  
10-18-155-014  
Superior Township, MI  
WCWRC Project No. 8839

Dear Ms. Austin:

This office has reviewed the site plans for the above referenced project located in Superior Township. These plans have a date of May 9, 2023, and were received on May 10, 2023. As a result of our review, we would like to offer the following comments:

1. The design plans are technically correct and do not require revisions at this time. Please note that any future revisions to the stormwater management system should be submitted to our office for further review.
2. Please see the attached invoice for the current fees and remit these fees upon receipt.

If you have any questions, please contact me at [byrnem@washtenaw.org](mailto:byrnem@washtenaw.org).

Sincerely,

A handwritten signature in cursive script that reads "Matt Byrne".

Matt Byrne, P.E.  
Stormwater Engineer  
(approval \ WO 8839\_Huron Dental\_rev3)

CC: Lynette Findley, Superior Township Clerk  
Laura Bennett, Superior Township Planning Department  
George Tsakoff, PE, Superior Township Engineer (OHM)  
Cresson Slotten, PE, Superior Township Engineer (OHM)



# CHARTER TOWNSHIP OF SUPERIOR FIRE DEPARTMENT

## FIRE MARSHAL DIVISION

7999 Ford Rd, Ypsilanti, MI 48198

May 11, 2023

Laura Bennett,  
Planning and Zoning Administrator  
Charter Township of Superior  
3040 North Prospect Rd.  
Ypsilanti, MI 48198

RE: Final Site Plan  
Project Name: Huron Dental Mixed-Use Development  
Project Location: J-10-18-155-014  
Plan Date: 2/22/2023  
Revised Plan Date: 4/19/23  
Project Job Number: 22-097  
Applicable Codes: IFC 2015  
Architect: Martini Samartino Design Group  
Engineer Address: 920 East Long Lake Road, Ste. 200B Troy, MI 48085

### Status of Review

**Status of review:** Approved as Submitted

### Site Coverage - Access

**Comments:** Meets IFC 5015

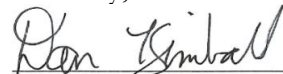
On sheet 10 a 39' aerial truck was used for the circulation plan. A plan showing a 43' long and 8' 3" wide truck needs to be used for the circulation plan.

Looking forward to reviewing the architectural plans for this building and just as a reminder this building, will need fire suppression.

### New Comment:

In the above previous response, I asked for a 43' long truck template to be used. On Sheet # 12 a 42.91' truck template was used. This smaller truck shows the turning radius just making the turns. Since we don't drive our 80,000 lb. fire trucks over curbs on purpose, because we could damage the property owner's curbs or our fire truck, I would like to see the north parking lot landscape island be made similar to the shape of the southern landscape island. If possible, make the parking lot wider to accommodate a 43' truck.

Sincerely,



Dan Kimball, Fire Marshal

Charter Township of Superior Fire Department CFPS, CFI II, CFPE