

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION  
SUPERIOR TOWNSHIP HALL  
3040 N. PROSPECT, SUPERIOR TOWNSHIP, MI 48198  
AGENDA  
JUNE 28, 2023  
7:00PM**

1. CALL TO ORDER
2. ROLL CALL
3. DETERMINATION OF QUORUM
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES
  - A. Approval of the May 24, 2023, Regular Meeting Minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
9. REPORTS
  - A. Building Department Report
  - B. Ordinance Officer Report
10. OLD BUSINESS
  - A. STPC 19-08 Fairway Glens Phase II Final Site Plan Extension
  - B. STPC 23-03 Clay Hill Farm Area Plan and Rezoning
11. NEW BUSINESS
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  
MAY 24, 2023  
DRAFT MINUTES  
Page 1 of 11**

1. CALL TO ORDER

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

2. ROLL CALL

The following members were present: Brennan, Dabish-Yahkind, Findley, McGill, Sanii-Yahyai, Steele. Gardner was absent. Also present were Ben Carlisle, Carlisle Wortman; George Tsakoff, OHM; and Laura Bennett, Planning & Zoning Administrator.

3. DETERMINATION OF QUORUM

A quorum was present.

4. ADOPTION OF AGENDA

A motion was made by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to adopt the agenda as presented. The motion carried.

5. APPROVAL OF MINUTES

A. Minutes of the April 19, 2023 Special Meeting

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

B. Minutes of the April 26, 2023 Regular 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.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
MAY 24, 2023  
DRAFT MINUTES  
Page 2 of 11**

7. CORRESPONDENCE

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

A motion was made by Commissioner Brennan and supported by Commissioner Dabish-Yahkind to receive and file the communication. The motion carried.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

- A. STPC 23-05 Brookwood Superior Area Plan Amendment

Chris Garner, one of the owners of the proposed Brookwood property, north of Clark Road, east of LeForge Road, introduced the development and spoke about what studies have been completed regarding the Area Plan Amendment. Mr. Garner gave background on the project and discussed other places in the Michigan where the Brookwood product is located.

Luke Bonner, Bonner Advisory Group, explained the applicant is proposing a mixed residential development across 84 acres consisting of 360 units. The units will consist of townhomes, active senior single-story ranches, and multi-family stacked flats. He added that a large amount of open space is being protected at the site.

Mr. Bonner explained the applicant met with surrounding neighbors regarding the project, including a formal meeting at the local library. Additionally, wetlands studies and stormwater management investigation have been completed.

Commissioner Brennan inquired if the active senior living units would be for sale.

Mr. Bonner replied they will be single-story and for rent. He did not have an answer to the rent cost, but indicated the applicant is going through the market study.

Commissioner Findley inquired about the number of units being proposed.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
MAY 24, 2023  
DRAFT MINUTES  
Page 3 of 11**

Mr. Bonner replied that the applicant is asking for 364 units.

Commissioner Findley asked if the units would include 6-plexes.

Mr. Bonner explained there would be a combination of duplex, 4-plex, and 6-plex style units dictated by site geography.

Commissioner McGill asked Mr. Bonner what the neighbors who attending the meeting thought of the plan.

Mr. Bonner replied that there was some general interest in the site density. The landscaping was discussed, including what residents would see from the road, and the type of units being developed. He thought the meeting went well.

Commissioner McGill inquired if a traffic study had been completed at the site. He noted traffic can get very heavy at the site in the mornings.

Mr. Bonner confirmed a traffic study was completed and submitted to the Washtenaw County Road Commission (WCRC), who recommended a taper lane. Mr. Bonner also noted that the applicant will need to resubmit their site plan to WCRC based on an increase in dwelling units.

Commissioner Steele asked what led to changing the number of dwelling units from 277 to 364.

Mr. Bonner replied that after the applicant presented their general concept plan to the Planning Commission in July of 2022, they completed a stormwater study and better understood the location of the wetlands. It was then realized that more developable area was available than previously thought.

Ben Carlisle reviewed the Planner's Report dated May 17, 2023.

Mr. Carlisle explained that an Area Plan exists for the site from 2006.

George Tsakoff reviewed the Engineer's Report dated May 18, 2023.

Commissioner Steele inquired about an alternative to the force main at the site.



**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
MAY 24, 2023  
DRAFT MINUTES  
Page 4 of 11**

Mr. Tsakoff answered that it could be looked into further to determine viability.

Mr. Bonner asked Commissioners that the Area Plan be considered at tonight's meeting while having the site plan details come back at a later date.

Andy Wakeland, Giffels Webster, is confident a pump station could be built at the site.

A motion was made by Commissioner Brennan and supported by Commissioner McGill to open the public hearing.

Roll Call Vote:

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

The motion carried.

Marcia McCrary, 1679 LeForge Road, explained that her main concern with the proposed project is the increased traffic on LeForge Road.

Tyler Worman, 6900 Hickory Run, stated that the site plan shown during the meeting at the library depicted a smaller number of units. He mentioned concerns with turning out of his driveway and an increased number of cars/traffic.

A resident noted he would like to see fencing between the site and the residential homes.

A motion was made by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to close the public hearing.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
MAY 24, 2023  
DRAFT MINUTES  
Page 5 of 11**

Roll Call Vote:

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

The motion carried.

Commissioner Findley expressed concerns with the addition of 87 units added to the proposed development. The additional 87 units, combined with the existing concerns regarding traffic, could necessitate another meeting for residents to come in and discuss what their concerns are.

Commissioner Steele inquired about Mr. Bonner's comment regarding approving the Area Plan only at tonight's meeting.

Mr. Carlisle feels there are enough issues with the type and number of units that they need to come back to the Planning Commission. He added that the Planning Commission can also place conditions as part of the recommendation for the Area Plan. Mr. Carlisle went on to explain the site plan exceeds what the Master Plan asks for in terms of density.

Commissioner Dabish-Yahkind shared concerns that the public was engaged with a site plan showing the previous unit count. She added she is not a big proponent for exceeding what the Master Plan calls for density.

Commissioner McGill stated major concerns with an increase in traffic.

Mr. Bonner informed Commissioners that the site plan showing 364 units was the plan shown during the meeting held at the library.

A motion was made by Commissioner Findley and supported by Commissioner Brennan to postpone action on STPC 23-05 Brookwood Superior Area Plan Amendment to allow the applicant to address comments raised in the May 17, 2023 Planner's Report, the May 18, 2023 Engineer's Report, and Planning Commission comments.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
MAY 24, 2023  
DRAFT MINUTES  
Page 6 of 11**

Roll Call Vote:

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

The motion carried.

B. STPC 23-03 Clay Hill Farm Area Plan and Rezoning

TC Collins of Willow Run Acres discussed the Clay Hill Farm project narrative and the mission of Willow Run Acres.

Mr. Collins stated that the farmers' market will be based on seasonal products and what is available in the surrounding community. Additionally, they'd like to have a u-pick farm that residents can utilize along with a dedicated area where low-income residents can have fruits and vegetables for free.

Steven Eggleston described the proposed greenhouse. It was noted the initial phase of the project will include growing crops and erecting a building, so as to retain revenue and engage local residents. Eventually the project would like to have a small commercial kitchen in order to process jellies, jams, or honey.

Mr. Collins noted the site plan will be amended to have a single access drive to the site, and avoid necessitating a feasibility study with the Washtenaw County Road Commission (WCRC).

Commissioner Sanii-Yahyai asked when the education portion of the project would begin.

Mr. Collins replied that once a contract is signed, they can start immediately.

Commissioner McGill inquired about the keeping of farm animals at the site.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
MAY 24, 2023  
DRAFT MINUTES  
Page 7 of 11**

Mr. Collins stated the only animals at the site would be bees.

Mr. Carlisle reviewed the Planner's Report dated May 11, 2023.

It was explained that a preliminary site walkthrough has been conducted, and Willow Run Acres would like to speak with an arborist to see which trees are viable. They have also been in communication with the Washtenaw County Water Resources Commissioner's Office (WCWRC).

Mr. Collins stated that they would like to put a well in at the site for irrigation but will also connect to the public utilities.

Mr. Tsakoff reviewed the Engineer's Report dated May 18, 2023.

Commissioner Findley asked Mr. Tsakoff generally how much a traffic impact study would cost.

Mr. Tsakoff estimates it would be under \$5,000, but recommends Willow Run Acres reaches out to the County Road Commission for guidance.

Commissioner Steele inquired about the ownership and leasing of the property.

Juan Bradford, Director of Parks & Recreation, replied the property will be owned by Superior Charter Township and be leased to the applicant.

A motion was made by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to open the public hearing.

Roll Call Vote:

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

The motion carried.

Mr. Bradford asked if a traffic study was completed when the crosswalk on Harris Road near the library was installed.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
MAY 24, 2023  
DRAFT MINUTES  
Page 8 of 11**

Mr. Tsakoff stated that pedestrian improvements were looked at, but not a full traffic study.

Kathy, 2375 North Harris Road, asked Mr. Collins if he's gotten feedback from the community about the proposed project.

Mr. Collins replied everyone is excited. He added many residents in Oakbrook, Harvest Lane, Sycamore Meadows and Danbury Green have inquired about the project.

Kathy noted concerns with traffic levels at Harris Road and MacArthur Boulevard.

Mr. Collins said he wants to get people up and walking to the site, as well as the library.

Jan Piert, Ann's Way, volunteers with Willow Run Acres. Ms. Piert spoke about the approach of Clay Hill Farm, as well as the importance of bringing fresh food to the area. She explained the concept focuses on learning and education.

Commissioner Steele encouraged the applicant to reach out to The Farm at St. Joe's, located on the Trinity Health campus.

A motion was made by Commissioner Brennan and supported by Commissioner Findley to close the public hearing.

Roll Call Vote:

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

The motion carried.

Commissioner Brennan stated that he lives in Oakbrook and is within walking distance of the proposed project. He is excited for this project.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
MAY 24, 2023  
DRAFT MINUTES  
Page 9 of 11**

Commissioner Dabish-Yahkind stated that it is a wonderful idea, and the work is inspiring. She understands it can be difficult to get these projects to the finish line and shared her support.

Commissioner Findley agreed with the previous comments. She explained that ARPA funds have been given to Parks and Recreation to work on improvements at Fireman's Park, which is adjacent to the property proposed for Clay Hill Farm.

She noted that Willow Run Acres has also received ARPA funds for the proposed Clay Hill Farm project. She asked Mr. Collins if the project will be sustainable without coming back to the Board of Trustees for more funding.

Mr. Collins stated that the project is sustainable. However, he noted the fees for site plan review and outside agencies are eating into the budget. He remarked he would like to see at least some of the fees waived.

Commissioner Findley asked if other avenues of funding have been thought of for the project.

Mr. Eggleston replied there is a board member who is working on a grant to receive funding.

Mr. Collins stated the project would be able to make it through with the funding they received.

A motion was made by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to direct staff to draft a resolution of approval for STPC 23-03 Clay Hill Farm Area Plan and Rezoning to be brought to the June 28, 2023, Planning Commission Meeting.

Roll Call Vote:

Yes: Brennan, Dabish-Yahkind, Findley, McGill, Sanii-Yahyai, Steele.

No: None.

Abstain: None.

Absent: Gardner.

The motion carried.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
MAY 24, 2023  
DRAFT MINUTES  
Page 10 of 11**

9. REPORTS

A. Building Department Report

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

B. Ordinance Officer Report

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

C. Zoning Administrator Report

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

10. OLD BUSINESS

None.

11. NEW BUSINESS

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

Brent LaVanway, Boss Engineering, reintroduced the project to the Planning Commission.

Mr. Carlisle reviewed the Planner's Report dated May 15, 2023.

Mr. Tsakoff reviewed the Engineer's Report dated May 18, 2023.

Motion by Commissioner Findley and supported by Commissioner Steele, to approve STPC 23-01, Huron Dental – Final Site Plan with the condition that the applicant obtains all outside agency approvals.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
MAY 24, 2023  
DRAFT MINUTES  
Page 11 of 11**

Roll Call Vote:

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

The motion carried.

12. POLICY DISCUSSION

Ben Carlisle explained that the Planning Commission and Master Plan Steering Committee will be holding a joint working session on Wednesday, June 28, 2023, to review the draft Master Plan.

13. ADJOURNMENT

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

Motion Carried.

The meeting was adjourned at 8:44 pm.

Respectfully submitted,  
Thomas Brennan III, Planning Commission Secretary

Laura Bennett, Recording Secretary  
Superior Charter Township  
3040 N. Prospect Rd.  
Ypsilanti, MI 48198 (734) 482-6099



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

Category	Estimated Cost	Permit Fee	Number of Permits
<b>Com/Multi-Family Other Building</b>	<i>\$467,000.00</i>	<i>\$100.00</i>	<i>1</i>
<b>Electrical</b>	<i>\$0.00</i>	<i>\$5,450.00</i>	<i>28</i>
<b>Mechanical</b>	<i>\$0.00</i>	<i>\$4,785.00</i>	<i>32</i>
<b>Plumbing</b>	<i>\$0.00</i>	<i>\$3,540.00</i>	<i>19</i>
<b>Res-Additions (Inc. Garages)</b>	<i>\$354,000.00</i>	<i>\$2,301.00</i>	<i>2</i>
<b>Res-Manufactured/Modular</b>	<i>\$12,000.00</i>	<i>\$150.00</i>	<i>1</i>
<b>Res-New Building</b>	<i>\$802,702.00</i>	<i>\$5,217.00</i>	<i>3</i>
<b>Res-Other Building</b>	<i>\$39,360.00</i>	<i>\$400.00</i>	<i>4</i>
<b>Res-Other Non-Building</b>	<i>\$60,000.00</i>	<i>\$400.00</i>	<i>2</i>
<b>Res-Renovations</b>	<i>\$120,517.00</i>	<i>\$783.00</i>	<i>2</i>
<b>Totals</b>	<b><i>\$1,855,579.00</i></b>	<b><i>\$23,126.00</i></b>	<b><i>94</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 Other Building</b>	<i>\$467,000.00</i>	<i>\$100.00</i>	<i>1</i>
<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>\$16,149.00</i>	<i>106</i>
<b>Mechanical</b>	<i>\$0.00</i>	<i>\$23,787.00</i>	<i>154</i>
<b>Plumbing</b>	<i>\$0.00</i>	<i>\$12,468.00</i>	<i>77</i>
<b>Res-Additions (Inc. Garages)</b>	<i>\$578,678.00</i>	<i>\$3,534.00</i>	<i>7</i>
<b>Res-Manufactured/Modular</b>	<i>\$132,000.00</i>	<i>\$750.00</i>	<i>5</i>
<b>Res-New Building</b>	<i>\$2,576,373.00</i>	<i>\$16,744.00</i>	<i>8</i>
<b>Res-Other Building</b>	<i>\$296,852.00</i>	<i>\$2,283.00</i>	<i>14</i>
<b>Res-Other Non-Building</b>	<i>\$145,368.00</i>	<i>\$1,020.00</i>	<i>6</i>
<b>Res-Renovations</b>	<i>\$1,123,025.00</i>	<i>\$7,552.00</i>	<i>21</i>
<b>Totals</b>	<b><i>\$5,395,831.00</i></b>	<b><i>\$84,978.00</i></b>	<b><i>403</i></b>

# Superior Township Monthly Report

## May/June 2023

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

9041 Arlington- Debris on extension - (Tagged)  
8688 Heather Ct.- Debris on extension - (Tagged)  
9658 Wexford Rd.- Metal Rods on extension - (Tagged)

### **Grass/Branches:**

9894 High Meadow- Branches - (Tagged)  
1717 Dover Ct.- Grass Needs Cutting - (Tagged)  
8952 Nottingham- Grass Needs Cutting - (Tagged)  
1677 Fairway Glens- Grass Needs Cutting - (Tagged)  
1675 Fairway Glens- Grass Needs Cutting - (Tagged)  
1665 Harvest Ln.- Grass Needs Cutting - (Tagged)  
1576 Wiard Blvd.- Grass Needs Cutting - (Tagged)  
1580 Wiard Blvd.- Grass Needs Cutting - (Tagged)  
1586 Wiard Blvd.- Grass Needs Cutting - (Tagged)  
1602 Wiard Blvd.- Grass Needs Cutting - (Tagged)  
1654 Wiard Blvd.- Grass Needs Cutting - (Tagged)  
1590 Dawn Ave.- Grass Needs Cutting - (Tagged)  
1566 Dawn Ave.- Grass Needs Cutting - (Tagged)  
9075 Ascot Dr.- Grass Needs Cutting - (Tagged)  
8402 Barrington- Grass Needs Cutting - (Tagged)  
1763 Sheffield- Grass Needs Cutting - (Tagged)  
1751 Sheffield- Grass Needs Cutting - (Tagged)  
1726 Sheffield- Grass Needs Cutting - (Tagged)  
1692 Sheffield- Grass Needs Cutting - (Tagged)  
8366 Glendale- Grass Needs Cutting - (Tagged)  
1730 Hamlet- Grass Needs Cutting - (Tagged)  
1781 Hamlet- Grass Needs Cutting - (Tagged)  
1856 Hamlet- Grass Needs Cutting - (Tagged)  
8609 Deering- Grass Needs Cutting - (Tagged)  
8682 Deering- Grass Needs Cutting - (Tagged)  
1099 Stamford- Grass Needs Cutting - (Tagged)  
1613 Zoey Ct.- Grass Needs Cutting - (Tagged)  
9673 Wexford- Grass Needs Cutting - (Tagged)  
9665 Avondale- Grass Needs Cutting - (Tagged)  
1923 Andover- Grass Needs Cutting - (Tagged)  
9189 Ascot- Grass Needs Cutting - (Tagged)  
9135 Ascot- Grass Needs Cutting - (Tagged)  
8671 Nottingham- Grass Needs Cutting - (Tagged)

1027 McArthur Dr.- Grass Needs Cutting - **(Tagged)**  
1708 Dover Ct.- Grass Needs Cutting - **(Tagged)**  
1635 Harvest Ln.- Grass Needs Cutting - **(Tagged)**  
1579 Harvest Ln.- Grass Needs Cutting - **(Tagged)**  
1556 Harvest Ln.- Grass Needs Cutting - **(Tagged)**  
8155 Stamford Rd.- Grass Needs Cutting - **(Tagged)**  
8544 Barrington- Grass Needs Cutting - **(Tagged)**  
8760 Barrington- Grass Needs Cutting - **(Given to Mr. Butler)**  
1767 Sheffield- Grass Needs Cutting - **(Tagged)**  
1763 Sheffield- Grass Needs Cutting - **(Tagged)**  
8550 Ashton Ct.- Grass Needs Cutting - **(Tagged)**  
8596 Ashton Ct.- Grass Needs Cutting - **(Tagged)**  
1800 Manchester- Grass Needs Cutting - **(Tagged)**  
8667 Heather Dr.- Grass Needs Cutting - **(Tagged)**  
8748 Heather Dr.- Grass Needs Cutting - **(Tagged)**  
8741 Heather Dr.- Grass Needs Cutting - **(Tagged)**  
1673 Fairway Glens- Grass Needs Cutting - **(Tagged)**  
1524 Harvest Ln.- Grass Needs Cutting - **(Tagged)**  
1586 Wiard Blvd.- Grass Needs Cutting - **(Given to Mr. Butler)**  
8544 Barrington- Grass Needs Cutting - **(Tagged)**  
1288 Stamford Rd.- Grass Needs Cutting - **(Tagged)**  
8582 Barrington- Grass Needs Cutting - **(Tagged)**  
8367 Glendale- Grass Needs Cutting - **(Tagged)**  
1590 Dawn Ave.- Grass Needs Cutting - **(Tagged)**  
1582 Dawn Ave.- Grass Needs Cutting - **(Tagged)**  
8690 Cedar Ct.- Grass Needs Cutting - **(Tagged)**  
1701 Dover Ct.- Grass Needs Cutting - **(Tagged)**  
1640 Golfview- Grass Needs Cutting - **(Tagged)**  
1644 Golfview- Grass Needs Cutting - **(Tagged)**  
1646 Golfview- Grass Needs Cutting - **(Tagged)**  
1510 Wiard Blvd.- Grass Needs Cutting - **(Tagged)**  
1730 Sheffield- Grass Needs Cutting - **(Tagged)**  
1734 Sheffield- Branches on Extension - **(Tagged)**  
1751 Sheffield- Grass Needs Cutting - **(Tagged)**  
8075 Berkshire- Grass Needs Cutting - **(Tagged)**  
8569 Ashton Ct.- Grass Needs Cutting - **(Tagged)**  
8461 Glendale- Grass Needs Cutting - **(Tagged)**  
3385 Beaumont- Branches on Extension - **(Spoke with Owner)**  
3353 Beaumont- Grass Needs Cutting - **(Tagged)**  
8664 Heather Ct.- Grass Needs Cutting - **(Tagged)**  
8634 Heather Ct.- Grass Needs Cutting - **(Tagged)**

### **Illegal Dumpings:**

Gotfredson & Geddes Rd.- Sofa Dumped

**From:** [Matt Bush](#)  
**To:** [Laura Bennett](#)  
**Cc:** [akhrasnabil@gmail.com](mailto:akhrasnabil@gmail.com); [Pete Hill](#)  
**Subject:** RE: Fairway Glens  
**Date:** Thursday, March 9, 2023 6:32:39 AM  
**Attachments:** [EGLE Draft Countersignature Permit - WRP035851.pdf](#)

---

Laura,

On behalf of the developer, we would like to respectfully request that the Superior Township Planning Commission consider granting a formal extension of the Fairway Glens Phase II Preliminary Site Plan approval by 365 days.

Since our extension granted last year, we have submitted to the State and obtained our necessary EGLE Part 301/303 draft permit after a long process. Our Client is still working to obtain the mitigation credit purchasing needed prior to issuance of the countersigned permit and they were hoping to have this in hand prior to authorizing us or others in the preparation and submittal of the final site plans to the Township. Hence the need for an additional extension.

As always, we appreciated the follow-up notification. Should you have any additional questions, please do not hesitate to call my cell (810.923.6878).

Thank you!

**Matthew W. Bush, P.E.**

Director – Land Development

**ATWELL, LLC**

810.923.6878 Mobile

311 North Main Street, Ann Arbor, MI 48104

[www.atwell-group.com](http://www.atwell-group.com)





**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  
June 20, 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 applicant has provided additional information breaking the proposed site development into two phases.

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*

**Project description from the applicant:**

**Project Phase I:** *This phase will start as soon as the parcels have been rezoned and an MOU/contract (which will also include Phase II plans) has been signed by Willow Run Acres and Superior Township. We are hoping to have a tentative start date established so that Willow Run Acres will have a sustainable growing season next year. Tentatively, we want to start planting in Fall 2023 to begin harvesting food in Summer 2024. Part of the harvest will be sold at low cost, part will be provided for free to Superior Township residents approved for low-income status benefits. WRA will also be providing education to local community members.*

- *J-10-35-200-009 (Harris Road)*
  - *Remove vegetation and plant crops, orchard, vineyard*
  - *Install a fence*
  - *Add a 12' x 12' shed (dirt floor)*
  - *Water spigot from well*
  - *Store a food cart on wheels*
- *J-10-35-200-003 (MacArthur Blvd West Parcel)*
  - *Install a well, which will include a pipeline to the Harris Road property*
  - *Pump House*
- *J-10-35-200-004 (MacArthur Blvd East Parcel)*
  - *Remove vegetation at eastern most border and plant a u-pick garden*

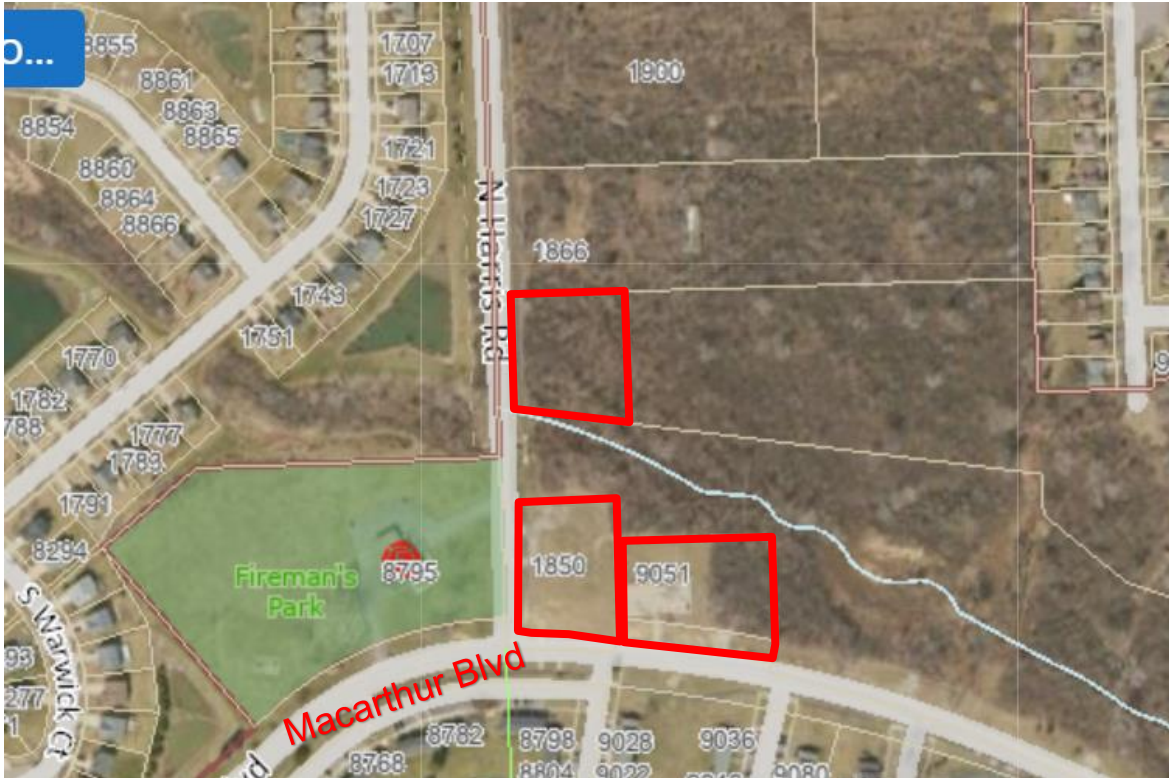
**Project Phase II:** *This phase will begin as soon as WRA has secured funding. The actual items may change depending on funding, community feedback, Township feedback and or unforeseen obstacles. Decisions will be made about what items to consider after feedback is gathered from all interested parties.*

- *J-10-35-200-009 (Harris Road)*
  - *Observational Tower*
  - *Compost center*
  - *Hydroponic farm*
  - *Beehive station*
- *J-10-35-200-003 (MacArthur Blvd West Parcel)*
  - *Raised beds for community garden*
- *J-10-35-200-004 (MacArthur Blvd East Parcel)*
  - *Building*
    - *ADA bathroom*
    - *Small, licensed kitchenette*
    - *Small resell space*
    - *Hydro, aquaponic and aeroponic farm*
    - *Cider press*



- *Farm Bot – autonomous gardening*
- *Fence in u-pick garden and building*
- *Rain garden*
- *Greenhouse*
- *Open place for trucks to park and sell their goods*
- *Cold cellar*
- *Alpaca and fainting goat for children’s entertainment and education*

**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**

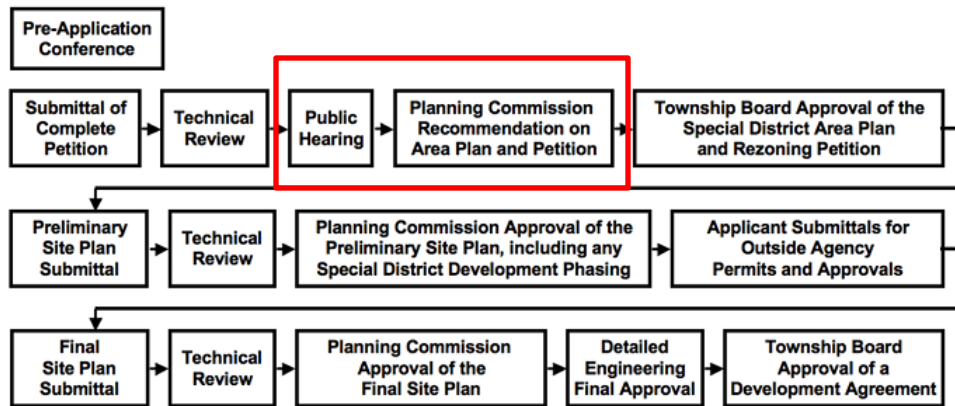
The process to rezone a property to a PC, Planned Community District is outlined in Section 7.100. At this point in the process, the applicant is seeking approval of the Area Plan, which would rezone the three parcels to PC, Planned Community District.

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**



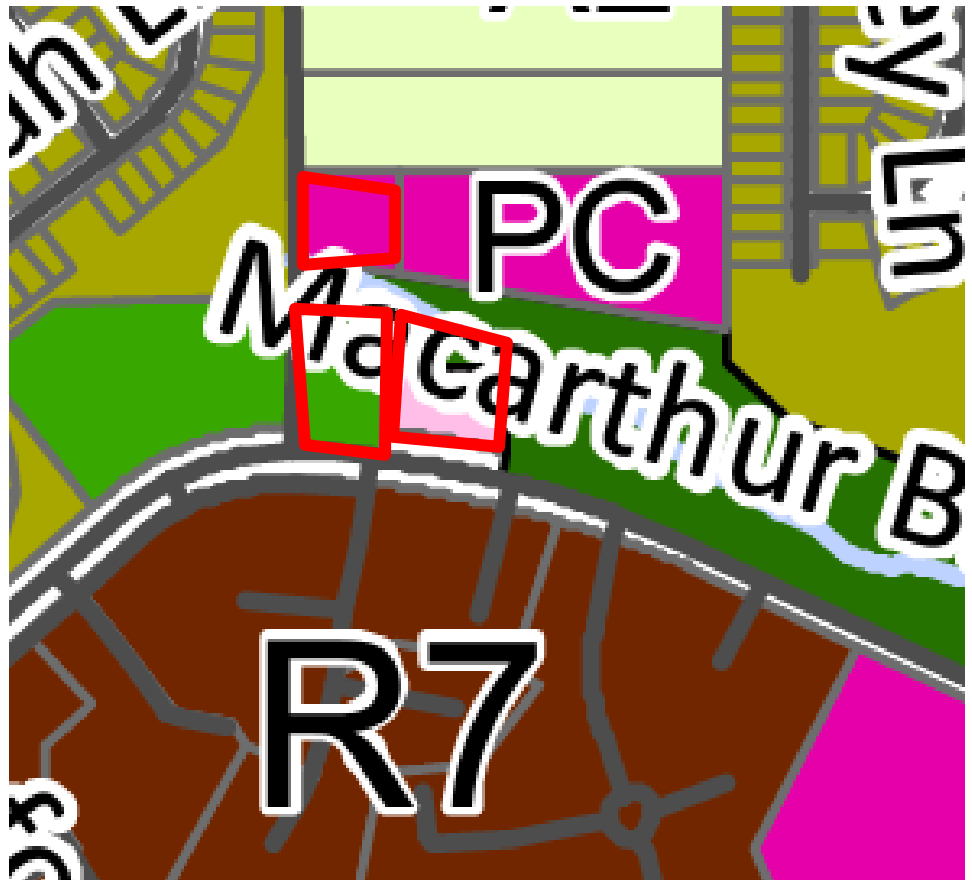
## CURRENT ZONING

### 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:*

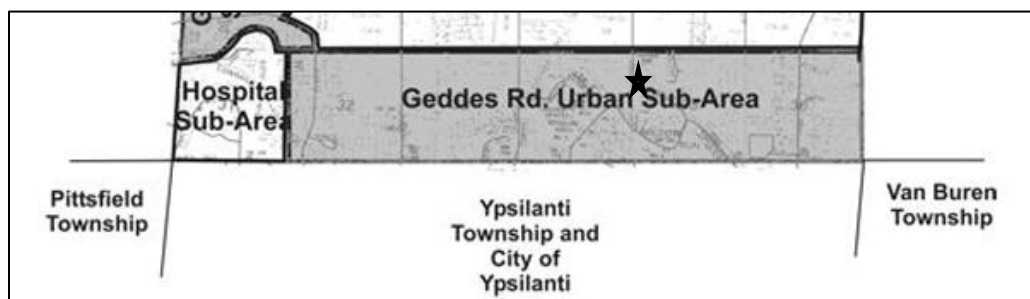
- *enforcement of property maintenance and building codes;*
- *support for resident-led initiatives to form or reactivate neighborhood groups or homeowners associations; and*
- *encouragement of public and private sector projects to remove blighted structures, rehabilitate older dwellings, and construct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

## PREVIOUS PLANNING COMMISSION REVIEW

The Planning Commission last considered this matter at their May meeting. At that meeting the Planning Commission supported the Area Plan and directed Staff to draft the resolution of approval. There were items identified in the Planners report and Engineers report that the applicant was to address before the June meeting.

The applicant has clarified the overall intended use of the property and the site improvements by phases.

## AREA PLAN

The applicant proposes the following site changes:

**Phase 1.** Includes site clearing and planting without having to submit a site plan. Proposed improvements include:

- J-10-35-200-009 (Harris Road)
  - Remove vegetation and plant crops, orchard, vineyard
  - Install a fence
  - Add a 12' x 12' shed (dirt floor)
  - Water spigot from well
  - Store a food cart on wheels
- J-10-35-200-003 (MacArthur Blvd West Parcel)
  - Install a well, which will include a pipeline to the Harris Road property
  - Pump House
- J-10-35-200-004 (MacArthur Blvd East Parcel)
  - Remove vegetation at eastern most border and plant a u-pick garden

**Phase 2.** Includes final development buildout. This phase will begin as soon as funding has been secured. The proposed site improvements may change depending on funding, community feedback, Township feedback and or unforeseen obstacles.

- J-10-35-200-009 (Harris Road)
  - Observational Tower
  - Compost center
  - Hydroponic farm

- Beehive station
- J-10-35-200-003 (MacArthur Blvd West Parcel)
  - Raised beds for community garden
- J-10-35-200-004 (MacArthur Blvd East Parcel)
  - Building
    - ADA bathroom
    - Small, licensed kitchenette
    - Small resell space
    - Hydro, aquaponic and aeroponic farm
    - Cider press
  - Farm Bot – autonomous gardening
  - Fence in u-pick garden and building
  - Rain garden
  - Greenhouse
  - Open place for trucks to park and sell their goods
  - Cold cellar
  - Alpaca and fainting goat for children’s entertainment and education

The applicant is seeking approval of the Area Plan to rezone all three parcels to PC, Planned Community, with consideration of the proposed use and improvements as described in Phase 1 and Phase 2.

If approved and based on the scope of work, Phase 1 may be able to be completed without a site plan submittal and review by the Planning Commission. However, based on the scope of work proposed, Phase 2 will definitely require a site plan and review by the Planning Commission. If the future Phase 2 is substantially different than what is approved in the Area Plan, the Area Plan would be required to be amended.

As part of the review of the Area Plan, the Planning Commission may recommend any conditions they deem necessary to meet the required standards of the PC, Planned Community district.

## **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.

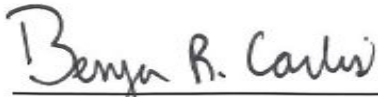
- 4. Open space and recreation areas.** The common open space, any other common properties, individual properties, and all other elements of a Special District are so planned that they will achieve a unified open space and recreation area system, with open space and all other elements in appropriate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

Clay Hill Farm Market  
June 20, 2023

provide for logical extensions of pedestrian ways outside the site, and pedestrian connections to the site boundaries, where applicable.

## SUMMARY

As directed by the Planning Commission, we have drafted the requested Resolution of Approval.



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

**RESOLUTION  
RECOMMENDATION OF APPROVAL  
Clay Hill Farm  
June 28, 2023**

**WHEREAS** Superior Township received Clay Hill Farm Area Plan petition to rezone three (3) parcels to PC, Planned Community Special District. The parcels are located at:

- Harris Road, J-10-35-200-009 (currently zoned PC, Planned Community)
- 1850 Harris Road, J-10-35-200-003 (currently zoned PSP, Public/Semi-Public Services District)
- 9045 MacArthur Boulevard, J-10-35-200-004 (currently zoned C-1, Neighborhood Commercial)

**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 May 24, 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; and

**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; and

**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 approximately 3 acres and includes sufficient 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 district. As a result, the proposed development of the site meets the Master Plan and Growth Management standards of community development, educational opportunities, and sustainable agricultural.
4. The Area Plan approval provides an education component and needed use to the area that would not be possible without the adoption of the Area Plan.
5. 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.
6. The applicant is applying for a special district as encouraged in the Master Plan for flexibility in land use and site development to help fashion a design that is compatible with adjoining properties.
7. 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.

8. The proposed use of the property 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.
9. The property is primarily adjacent to residential uses however there are institutional uses in the immediate area including directly across Dixboro. The use will supplement and support nearby properties.
10. Because this is a rezoning, the Township has more authority to determine land use, overall benefit, require natural feature preservation and maintenance than could be accomplished through a by-right site plan.
11. 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.
12. The type and intensity of use will not exceed the capacity of existing public services and the applicant will provide necessary onsite private infrastructure to accommodate use.
13. 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.

**NOW THEREFORE BE IT RESOLVED** that the Superior Township Planning Commission recommends that the Superior Township Board of Trustees approve the Clay Hill Area Plan petition to rezone three (3) parcels to PC, Planned Community Special District with the following conditions:

- Phase 1 to include:
  - J-10-35-200-009 (Harris Road)
    - Remove vegetation and plant crops, orchard, vineyard
    - Install a fence
    - Add a 12' x 12' shed (dirt floor)
    - Water spigot from well
    - Store a food cart on wheels
  - J-10-35-200-003 (MacArthur Blvd West Parcel)
    - Install a well, which will include a pipeline to the Harris Road property
    - Pump House
  - J-10-35-200-004 (MacArthur Blvd East Parcel)
  - Remove vegetation at eastern most border and plant a u-pick garden
- Phase 2 to include:
  - J-10-35-200-009 (Harris Road)
    - Observational Tower
    - Compost center
    - Hydroponic farm
    - Beehive station
  - J-10-35-200-003 (MacArthur Blvd West Parcel)
    - Raised beds for community garden
  - J-10-35-200-004 (MacArthur Blvd East Parcel)
    - Building
      - ADA bathroom
      - Small, licensed kitchenette
      - Small resell space
    - Hydro, aquaponic and aeroponic farm
    - Cider press
    - Farm Bot – autonomous gardening
    - Fence in u-pick garden and building
    - Rain garden
    - Greenhouse
    - Open place for trucks to park and sell their goods

- Cold cellar
- Alpaca and fainting goat for children's entertainment and education
- Township and applicant agree that a Memorandum of Understanding, subject to Township Attorney review, is a condition of approval of adoption of the Area Plan petition.

**BE IT FURTHER RESOLVED** that the Superior Township Planning Commission transmits the Planner's Report dated June 20, 2023 as the Planning Commission's report on this application.