

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
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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.

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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.

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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.

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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.

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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.

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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.

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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.

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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.

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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.

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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.

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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