

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, SUPERIOR TOWNSHIP, MI 48198
AGENDA
SEPTEMBER 27, 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 June 28, 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 23-05 Brookwood Superior Area Plan Amendment
11. NEW BUSINESS
 - A. Master Plan Revision Discussion
12. POLICY DISCUSSION
13. ADJOURNMENT

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

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

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1. CALL TO ORDER

Chairperson Gardner called the regular meeting to order at 7:00 p.m.

2. ROLL CALL

The following members were present: Brennan, Findley, Gardner, McGill, Sanii-Yahyai, Steele. Dabish-Yahkind 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 May 24, 2023 Regular Meeting

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

6. CITIZEN PARTICIPATION

None.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

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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.

10. OLD BUSINESS

A. STPC 19-08 Fairway Glens Phase II Final Site Plan Extension

Matt Bush, Atwell, informed Commissioners the applicant is working with EGLE (Environment, Great Lakes, and Energy) to obtain another permit, as the previous one had expired. He confirmed a tree survey had been completed at the site.

Motion by Commissioner Brennan and supported by Commissioner Findley to approve a preliminary site plan extension of 365 days for STPC 19-08 Fairway Glens Phase II.

Roll Call Vote:

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

No: None.

Abstain: None.

Absent: Dabish-Yahkind.

The motion carried.

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

TC Collins, executive director of Willow Run Acres, presented an update of the Area Plan per the request of the Planning Commission. It was noted that the entrance previously shown on the corner of MacArthur Boulevard and Harris Road had been removed. This allows for an increased planting area on the parcel.

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Additionally, Willow Run Acres informed the Commissioners they received permission from the Washtenaw County Water Resources Commissioners Office to tunnel underneath the wetland to the north of the MacArthur Boulevard site to allow for water access to the northern parcel.

Benjamin Carlisle reviewed the Planner's Report dated June 20, 2023.

Commissioner Findley inquired about ARPA (American Rescue Plan Act) funding.

Jan Piert replied that Willow Run Acres will bring an amended budget to the Board of Trustees for redistribution now that the project is phased. She added the project will stay within the budget.

Commissioner Steele inquired about the flooring in the proposed 12'x12' shed.

TC noted it will have a cement floor, per Health Department regulations.

Commissioner Gardner asked about the relationship between the applicant and the Township.

It was explained that the property will be under land lease to Willow Run Acres, but will remain owned by the Township.

Commissioner Gardner suggested the applicant obtain an easement if the waterline will go underneath the wetlands, which are owned by Washtenaw County.

Commissioners discussed whether animals, besides bees, should be permitted at the site. It was decided that the resolution would not permit animals, besides bees, at the site.

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Motion by Commissioner Findley, supported by Commissioner Sanii-Yahyai, to recommend approval of STPC 23-03 Clay Hill Farm, Area Plan and Rezoning, to the Superior Charter Township Board of Trustees (see attached resolution appended to these meeting minutes).

Roll Call Vote:

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

The motion carried.

11. NEW BUSINESS

None.

12. POLICY DISCUSSION

None.

13. ADJOURNMENT

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

Motion Carried.

The meeting was adjourned at 8:11 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

RESOLUTION
RECOMMENDATION OF APPROVAL
Clay Hill Farm
June 28, 2023

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

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

WHEREAS, the Superior Charter Township Planning Commission held a public hearing on this petition on May 24, 2023, and received comments on the petition; and

WHEREAS, the Superior Charter 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 Charter 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 Charter 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 site's 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. 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.
10. 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.
11. 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.
12. 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 Charter Township Planning Commission recommends that the Superior Charter 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 (concrete 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, aquaponics 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
- 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 Charter Township Planning Commission transmits the Planner's Report dated June 20, 2023 as the Planning Commission's report on this application.

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
MONTH-END REPORT
August 2023

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family Renovations	<i>\$900,607.00</i>	<i>\$5,854.00</i>	<i>3</i>
Com-Other Non-Building	<i>\$4,635.00</i>	<i>\$100.00</i>	<i>1</i>
Electrical	<i>\$0.00</i>	<i>\$6,630.00</i>	<i>41</i>
Mechanical	<i>\$0.00</i>	<i>\$7,894.00</i>	<i>40</i>
Plumbing	<i>\$0.00</i>	<i>\$2,325.00</i>	<i>13</i>
Res-Additions (Inc. Garages)	<i>\$106,174.00</i>	<i>\$725.00</i>	<i>2</i>
Res-Manufactured/Modular	<i>\$18,000.00</i>	<i>\$300.00</i>	<i>2</i>
Res-New Building	<i>\$858,384.00</i>	<i>\$5,579.00</i>	<i>3</i>
Res-Other Building	<i>\$260,588.00</i>	<i>\$1,922.00</i>	<i>11</i>
Res-Other Non-Building	<i>\$70,000.00</i>	<i>\$490.00</i>	<i>2</i>
Res-Renovations	<i>\$303,698.00</i>	<i>\$2,042.00</i>	<i>6</i>
Totals	<i>\$2,522,086.00</i>	<i>\$33,861.00</i>	<i>124</i>

**SUPERIOR TOWNSHIP BUILDING DEPARTMENT
YEAR-TO-DATE REPORT**

January 2023 To Date

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family Other Building	<i>\$467,000.00</i>	<i>\$100.00</i>	<i>1</i>
Com/Multi-Family Renovations	<i>\$942,945.00</i>	<i>\$6,129.00</i>	<i>4</i>
Com-Other Non-Building	<i>\$38,832.00</i>	<i>\$416.00</i>	<i>4</i>
Electrical	<i>\$0.00</i>	<i>\$30,914.00</i>	<i>195</i>
Mechanical	<i>\$0.00</i>	<i>\$45,056.00</i>	<i>272</i>
Plumbing	<i>\$0.00</i>	<i>\$21,543.00</i>	<i>125</i>
Res-Additions (Inc. Garages)	<i>\$701,852.00</i>	<i>\$4,369.00</i>	<i>10</i>
Res-Manufactured/Modular	<i>\$150,000.00</i>	<i>\$1,050.00</i>	<i>7</i>
Res-New Building	<i>\$5,328,633.00</i>	<i>\$34,732.00</i>	<i>16</i>
Res-Other Building	<i>\$811,090.00</i>	<i>\$6,365.00</i>	<i>44</i>
Res-Other Non-Building	<i>\$312,077.00</i>	<i>\$2,270.00</i>	<i>13</i>
Res-Renovations	<i>\$1,495,223.00</i>	<i>\$10,039.00</i>	<i>28</i>
Totals	<i>\$10,247,652.00</i>	<i>\$162,983.00</i>	<i>719</i>

Superior Township Monthly Report

August/September 2023

Resident Complaints/ Debris:

8784 Heather Dr.-Basketball Hoop in street - (Tagged)
8690. Cedar Ct.- Debris on side of house - (Tagged)
8718 Nottingham- Tires on extension - (Tagged)
1143 Stamford Rd.- Dishwasher on extension - (Tagged)

Grass/Branches Complaints:

1678 Sheffield- Brush on extension - (Tagged)
1663 Sheffield- Brush on extension - (Tagged)
8724 Barrington- Brush on extension - (Tagged)
8318 Barrington- Stumps on extension - (Tagged)
Lake View Estates- Brush on extension - (Tagged)
8492 Berkshire- Brush on extension - (Tagged)
1730 Sheffield- Grass Needs Cutting - (Tagged)
1734 Sheffield- Grass Needs Cutting - (Tagged)
1631 Sheffield- Grass Needs Cutting - (Tagged)
8609 Deering- Grass Needs Cutting - (Tagged)
8616 Deering- Grass Needs Cutting - (Tagged)
8624 Hemlock Ct.- Grass Needs Cutting - (Tagged)
1657 Devon St.- Grass Needs Cutting - (Tagged)
8582 Barrington- Grass Needs Cutting - (Tagged)
1821 Stephens Dr.- Brush on extension - (Tagged)

Vehicle Complaints:

Sheffield & Berkshire- Vehicle on Flat Tire - (Tagged)
8680 Kingston Ct.- Vehicle on Flat Tire - (Tagged)
9236 Abby Ln.- Trailer parked in street - (Tagged)
9840 High Meadow- Boat parked in street - (Tagged)

1. Has the applicant considered some form of design feature at the entrance to the development?

Yes we have considered a design feature and were going to submit that as part of the site plan submittal package.

2. Has the applicant considered some form of speed control (slight curve in road, on-street rather than perpendicular parking, small roundabout, etc), along the stretch of the proposed Stacked Flats? There is a lot of traffic movement in this area when considering parallel parking, driveways, sidewalks, and long stretch of straight roadway.

A curve within the roadway network and stop controlled intersection are at the western edge of the stacked flats portion of the project along with an additional curve at the eastern end of the project. In addition the 90 degree parking along the road provides the traffic calming for the area as it feels like a drive isle for a parking lot rather than a boulevard or parallel parking which would give the driver a false sense of speed and greatly hinder traffic movements.

From the June 26th Re-Submittal Letter by Giffels-Webster, "The design team has investigated adding a curvilinear alignment along the roadway containing the stacked flats. Due to the size of the stacked flats buildings, the existing grades on-site, and the proximity of the northern property line, adding a curvilinear alignment to this section of the road would significantly increase the impact to the woodlands and decrease the percentage of woodland preservation. Giffels Webster has reached out to the Team's traffic consultants, C2G, in regards to the safety of the proposed on-street parking along this section of road. It was C2G's opinion that the proposed road layout was not abnormal for this type of development and traffic use. They also pointed out that several planned communities in the surrounding area have road designs and on-street parking similar to this design. Such developments within Superior Township in close proximity to this development include Huron Heights and Huron Ridge Apartments, Arbor One Homes, Huron View Apartments, Peninsular Place, and Eastern Lofts Apartment Homes."

3. Put sidewalks on both sides of the road.

Our goal has always been to have single loaded sidewalks to keep pedestrian traffic on one side of the road to avoid conflicts in crossings features that will be connected by nature walks and nature paths. We would like to keep single sidewalks to encourage walking in the natural areas. Sidewalks on both sides will inevitably push the homes further back from the road and further into the woodlands and slopes. Given the natural aesthetics we are building the community around, we also do not wish to create more impervious service with one less sidewalk throughout.

4. Put sidewalk out to LeForge adjacent to Stacked Flat area. **This will not be an issue.**

5 & 8. Elevations do not appear to match site plan. For example, the elevations show a side loaded garage on Elevation A. There is no side loaded garage on site plan. 8. The duplexes, fourplexes, and

townhouses are very garage door dominate. The reason for the discussion on garage door layout is two-fold. First, greatly impacts massing, and perspective especially at street level. Secondly, reducing garage door dominance may require site plan changes, which may require a reduction in site density. We encourage the jutting out of the garages on the duplexes. Houses with garages that stick out are often referred to as “snout-nose” house. An example of a snout nose duplex is shown on the right.

We understand the desire to have less front facing garages and we encounter this in every community. However, this site is very unique. The site grades and slopes make it difficult to do this in every single story unit. With a shared desire from the developer and township to maintain as much of the natural area as possible, having side loaded garages is very difficult. This is even more apparent with the townhomes that are being specially designed to fit with the natural landscape and slope of the already cleared area.

From the June 26th Resubmittal Letter by Giffels Webster, “An initial assessment of switching the front facing garages to side loaded garages for the duplex products has been looked at. Due to the existing grades on the site, the proposed road grades will need to be such that side loaded garages will create grading challenges and excessive drive slopes given the narrow road corridor proposed. A narrow road corridor has been proposed in order to reduce the amount of impacts to the existing woodlands on-site and to increase the preserved woodland percentage as required by the zoning ordinance. We are willing to break up front facing garages by adding side facing garages where road grades allow. These locations will be provided at future site plan stages.”

6. The four-story massing of the stacked flat is significant, at 50-feet tall. Are other examples in the area of such a building?

Our proposed project is a 3 story multi-family stacked flat product. Per the Township ordinance the height of the building is measured:

97. **Height.** The vertical distance measured from the grade of the building to the top of the highest roof beams of a flat roof, to the deck line for mansard roofs and to the mean height level (between eaves and ridges) for gable, hip and gambrel roofs. Where a building is located upon a terrace, the height may be measured from the average grade of the terrace at the building wall. When a building faces on more than one road, the height shall be measured from the average of the grades at the center of each road front (see “**Building Height**” illustration).

With this definition in mind the proposed height per ordinance of our stacked flats is 42’1”.

This particular area of Leforge in Superior Township does not have any context of other developments other than single family homes, two story town homes or three story apartment buildings (In the City of Ypsilanti) within the adjacent ½ mile area. The radio tower immediately adjacent and contiguous to our site to the south is well over 50 feet, we estimate it to be over 100 feet. When looking outside of the ½ mile area of Leforge, Superior Township has a 30+foot tall research and development center owned by Hyundai Kia; multi-story buildings well over 50 feet at

the St. Joseph Mercy Health System Campus; and several buildings over 30 feet tall at Washtenaw Community College campus. Outside of Superior Township and immediately adjacent to its borders includes Eastern Michigan University with buildings well over 50 feet tall, and 4 other multi-family developments Huron View Apartments, Arbor One, Eastern Lofts Apartment Homes, and Peninsular Place, all at three stories but without the architectural detail and roofline elements our project proposes. It's also worth noting the property to the north of our proposed development site is considerably higher in elevation to our site. When that is eventually developed the buildings as a result of the elevation will be much higher than our development.

9. Has the applicant provided a 3-D perspective from the street for all unit types?

We can provide 3-D perspective street level for all of the unit types.

Density:

1. Is the density supported by Special Area Standards?

The number of overall units is 336. We did note that 4 units will be removed from the stacked flats in lieu of a property management office and site amenity within the density calculations.

Per email from Ben Carlisle on June 1, 2023: "However, section 7.301.E, provides Density Bonus for Exemplary Project Design.

The zoning ordinance uses Net Residential Density, based on the density outlined in the Growth Management Plan. The Growth Management Plan for this area shows a density of 4 units per acre. The 364-unit plan yields about 5.16 units per net acre (based on your calculations provided). Again, you may be a density bonus up to 20% additional units, with an Exemplary Project Design. I'm not opposed to additional density, when provided in the ordinance, but not density for density sake. There must be some benefit that offsets the additional units."

The zoning ordinance does take into account the net residential density for this zoning type however the Growth Management Plan simply talks about Density which should be interpreted as gross density as one would have no information on the amount of usable land at the time the Growth Management Plan was developed. The 336 Units that we are proposing is just below this gross density expectation of 4-8 units per acre. It should also be noted that if one were to look further at the net density they would find that we are at 4.76 units per acre which is at the bottom of the density expectation of 4-8 units per acre that the Growth Management Plan is clearly looking for.

From the 6-26 Giffels Webster Resubmittal letter:

"Luke Bonner and Ben Carlisle had discussions regarding this comment of the allowed density for this site. In those discussions it was agreed that between the allowed density and the density bonus provisions of the zoning ordinance that the site could propose up to 336 residential units. The site layout has been revised to show/propose 336 residential units. This unit count is achieved as shown in the site data table on the site plan sheet."

From what we understand we met several criteria for the density bonus including mixed residential development, preservation of woodland and wetland areas, preservation of open space. We also

feel our design and materials exceeds the Township standards in most cases and therefore the density bonus should be applied.

While we are greater than the original proposed 220 single family homes that were previously approved for this site, we have significantly less impact to the natural features and woodlands not to mention less traffic and a far greater boost to the economy of the area all of which are the benefit desired in this area of the Township provides.

2. Can the existing utilities and/or future utility improvements support the number of units?

From the 6-26 Giffels Webster Resubmittal letter:

Response: *“The design team has been in contact with OHM regarding these capacity issues and population factors. OHM stated that the population factors that were provided in their review letter were established through internal discussions, as the population factors defined in the Township’s Engineering Standards were too high for this multi-family use. OHM left the conversation open for our design team to propose alternatives to their population factors with the stipulation we provide supporting evidence and reasoning for our factors.*

We support using the population factors as OHM has defined for the Townhomes and Stacked Flat units. These numbers are in-line with population factors as used in surrounding areas for the proposed uses. We would like to suggest using a population factor of 2.0 persons/unit for the Duplex product type in-lieu of the 2.5 persons/unit population factor established in your review letter. The rationale behind us proposing a decrease in this population factor is based on the fact that the use type for the Duplex product will be age restricted to 55+ years old. This community restriction will limit the population of the Duplex community significantly. We believe a population factor of 2.0 persons/unit is appropriate given the restricted use of the community. Along with the proposed change to the Duplex population factor, the total units for this development have been reduced to 336 units. Below is a calculation breakdown with the new unit totals and revised Duplex population factor:

- a. Stacked Flats: 2.1 persons/unit x 204 units = 428 persons*
- b. Duplexes: 2.0 persons/unit x 100 units = 200 persons*
- c. Townhomes: 3.0 persons/unit x 32 units = 96 persons*

TOTAL = 724 persons

Given the adjusted population factor and the reduced total units, the developments total population is under what the township had allotted for this parcel.”

3. Is the massing (height, building separation from each other, setbacks from property lines, etc) appropriate in consideration of the Master Plan and surrounding conditions?

We believe this is true. Based upon the sites natural features; steep slopes and wooded areas, the development naturally pushes itself the east and west areas that have been previously farmed. All of the property to the east is a wooded wetland and forested area owned by the County and will never be developed. The area to the north has an elevation significantly higher than our site and when developed will be much higher than our development. The property to the south of the proposed senior residences is woodland and wetland not likely to be developed, along with the radio tower. The parcels to the south of our proposed townhomes are deep single story lots with the northern portion of those lots separated by our proposed detention basin and a significant slope.

4. Should the applicant either remove or pull back the buildings that are directly adjacent to LeForge Road, especially the Stacked Flats and 4-unit townhomes?

We feel the stacked flats and especially the townhomes will not be a burden on LeForge. With the reduction in units we have been able to develop a larger landscape/open area between the parking area for the flats and Leforge Road. In regard to the single story units and the townhomes it should be noted that we align with the Leforge Road Setbacks as well as all of the existing homes along this road.

In regard to the townhomes the hesitation is understood as they are called three story however, they are truly a walkout basement condition with at least half of the structure appearing more like a 2 story standard residential condition. Specifically, the townhome directly adjacent to Leforge Road has a second floor elevation that is meeting or slightly below that of Leforge Road. In addition, we have planned out some very nice landscaping within this front setback area that will greatly reduce any impact on the passer by.

The existing true three-story apartment buildings just south of us at LeForge and Clark are very close to the road with no screening at all and lack any roof element architectural detail. Although three stories, the product is from an older generation of development and are shorter and “squattier” in appearance. Our stacked flats and townhomes will not only be screened but will be of much higher quality material and design.

5. Consider the number of units (density) in the context of the massing and unit layout from internal street view, especially considering the garage door and driveways dominance of the proposed elevations.

See Previous comments regarding elevations and density. Also it is important to understand these are private streets and not connector or main thoroughfares facing the public rights of way or connecting to other parts of the community. The front facing garages are specifically being used in order to preserve more of the naturally environment of the site which is understood to be one of everyone’s main objectives.



To: Laura Bennett
Planning and Zoning Administrator
3040 North Prospect
Superior Township, MI 48198

Date: August 24, 2023

From: Andy Wakeland, P.E.

Project: Brookwood Superior

RE: Brookwood Superior
Special District Area Plan / Site Plan

Project Number: 20249.00

Mrs. Bennett,

Thank you and the Township Planner and Engineer for taking the time to review our last plan set and meet with us in person to discuss how we can work together to develop a plan that reflects the Township's desires and also meets our clients' goals.

Per our conversation we have made some significant changes to each of the buildings while maintaining the layout that is able to preserve so much of the natural environment. In summary we have made the following changes to the plan:

1. We have added a berm at the entrance to the Stacked Flats on the North end of the site. While this removed some more of the existing growth it does allow us to update the landscape in this area to provide a thicker screen from Leforge Road while also providing an enhanced entrance feature as requested. Along with this berm at the entrance to the Stacked Flats we are proposing a continuation of our internal sidewalk and pathway system out to Leforge Road as requested.
2. Per our discussion and recommendation, we have added in a central island within the Stacked Flats Road that will serve as a speed control and break up the site lines of the road with enhanced landscaping in this area.
3. Per our discussion we reviewed the roof pitch on the Stacked Flats building and were able to bring this down to reduce the overall height of the building and lower the site lines within this neighborhood.
4. Per our discussion we have reviewed the duplex building and are able to make a mid-building change in floor elevation which will allow us to add in some side entry garages. These side entry garages are toward the west and southern sides of the Senior Living community. These side entry garages are on the low side of the façade to allow for proper drainage while still breaking up that façade. In the areas that we could not accomplish a side entry garage due to steep slopes and grading we have added an extended covered front porch element. This front porch element helps extend the face of the home forward which in turn helps reduce the appearance of the front facing garages. This neighborhood of duplexes with porches is toward the northeast side of the Senior Living community and towards the back portion of the development. In addition to the side entry and front porches we were also able to sprinkle back in some of the quadplex units around the senior community to provide additional façade interest.
5. To address OHM's concern for the length of dead end watermain in the townhome portion of the development, we have provided a watermain loop between developments through the woodland area. The portion of watermain that extends through the woodland is being proposed to be directionally drilled to reduce the amount of woodland impacts.

As we discussed at the meeting, we are also providing additional renderings from several perspectives around the site and from Leforge Road to assist in the overall massing and feel of the individual neighborhoods. If further clarifications are needed, please do not hesitate to reach out so that we can assist with this additional review of the plans. We look forward to presenting before the Planning Commission and moving this project forward.

Respectfully,

A handwritten signature in black ink, appearing to read "A. Wakeland".

Andy Wakeland, PE
Partner



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
July 6, 2023
September 21, 2023

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

Applicant:	SB Invest LP
Project Name:	Brookwood
Location:	East side of LeForge, south of Geddes, north of Clark
Plan Date:	August 29, 2023
Current Zoning:	PC, Planned Community Development (expired)
Action Requested:	Area Plan Petition Approval-PC, Planned Community District

PROJECT DESCRIPTION

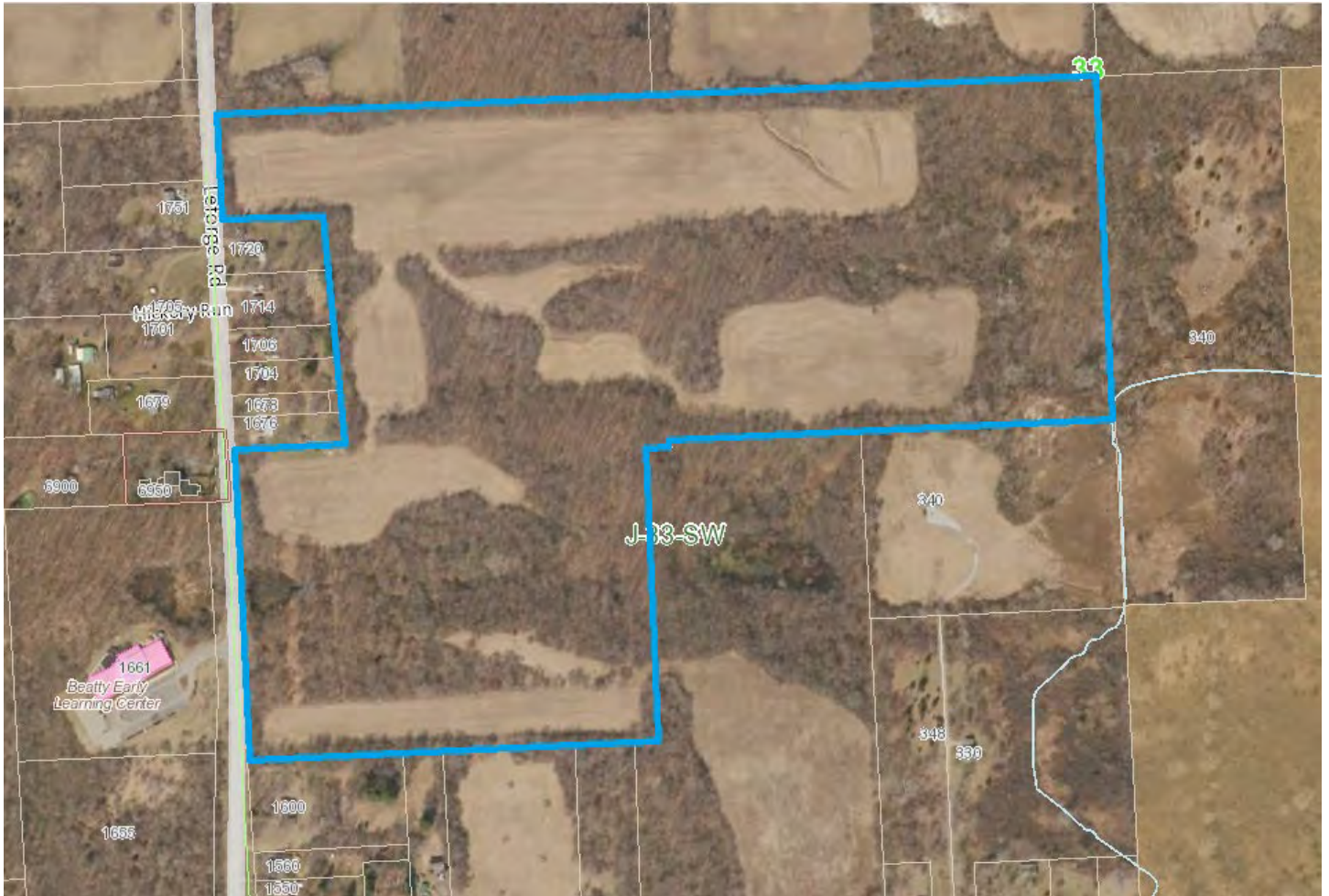
Bonner Advisory Group has submitted an Area Plan petition for a 336-unit multi-family residential development on 84 gross acres (70 net acres) on the east side of Leforge Road in section 33. The site is located south of Geddes and north of Clark Road. The 336-unit plan yields about 4.78 units per net 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.

The applicant is seeking an Area Plan Petition Approval-PC, Planned Community District. An Area Plan approval may include conditions.

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:

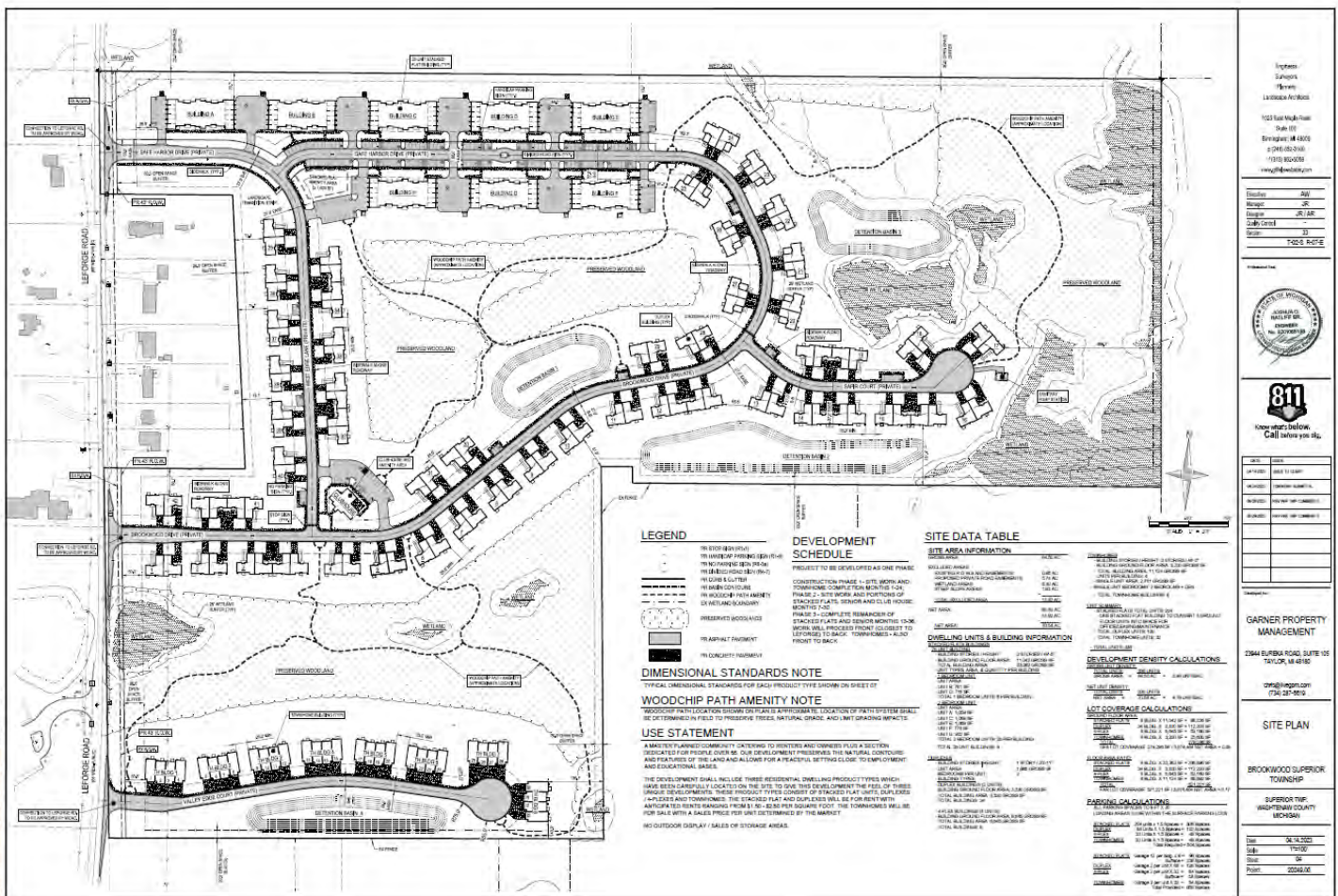
Direction	Zoning	Existing Use
North	PM and PC	Single Family Residential and Vacant
South	R3, R4, and A2	Vacant and Rural Residential
East	R3, R4, and A2	Vacant
West	PSP, R4, R7, A2	Rural Residential and Institutional

AREA PLAN

The Area Plan includes a 336-unit multi-family residential development on 84 acres on the east side of Leforge Road in section 33. The proposal includes a mixture of housing types including:

- Stacked Flats: 204 units
- Townhomes: 32 units
- Duplex: 68 units
- Four-plexes: 32 units

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 Area Plan preserves:

- 27.77 acres of woodland areas (53.8% of the woodlands on site)
- 1.01 acres of steep slopes (52.3% of the steep slopes on site)
- 5.3 acres of wetlands (100% of the of wetlands on site)

PREVIOUS PLANNING COMMISSION REVIEW

The Planning Commission held a public hearing in May 2023. At that meeting the Planning Commission discussed the following:

1. Density and consistency with Master Plan
2. Concern over differences between concept site plan shown to the public and the Planning Commission and changes to the proposed site plan
3. Traffic
4. Screening
5. Utilities, capacity, and need for a pump station

PROCESS

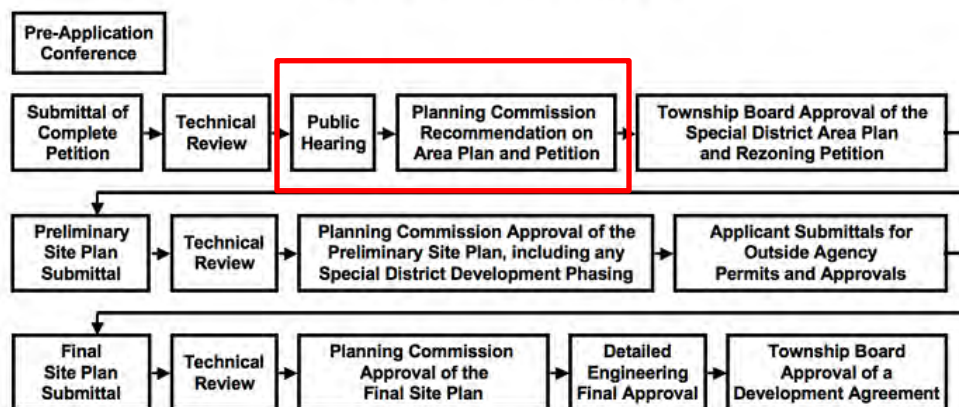
The process to rezone a property to a PC, Planned Community District is outlined in Section 7.100. At this point in the process, the applicant is seeking approval of the Area Plan, which would rezone the property from A2, Agriculture District to PC, Planned Community District.

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



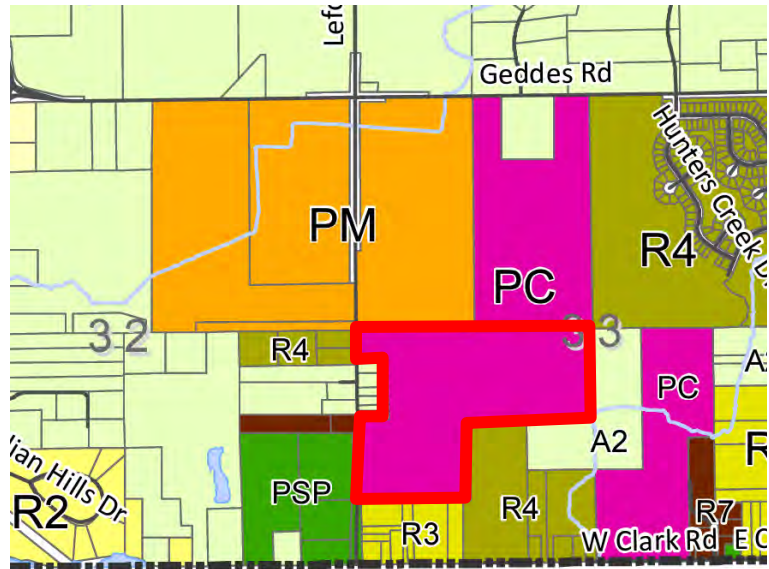
If the Area Plan is approved, the applicant will submit a preliminary site plan for technical review.

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.*

AREA PLAN STANDARDS

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 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.*

When reviewing the application, the Planning Commission should consider the required Area Plan adoption standards.

AREA PLAN LAYOUT CONSIDERATIONS

It may seem premature to provide comments on the Area Plan Layout at this stage in the Area Plan approval; however, it is important because the Area Plan approval establishes the basic underlying conditions of the future site including basic layout, building height, natural feature protection, uses, and the type and number of units (density). By reviewing and commenting on high level site plan details at this stage, it better prepares both the applicant and the Township, to ensure both sides understand what is being approved in the Area Plan, and what to expect to be resubmitted in the Site plan stage of approval.

Conceptually, the use of the site for medium density mixed residential housing seems appropriate, and overall, we find that the applicant has done a nice job of site layout. However, there are some Area Plan Layout items that are worthy of Planning Commission discussion:

1. Fire Marshall. The Fire Marshall has reviewed the plans and notes non-compliance items with regards to the fire code. The Fire Marshall has met with the applicant and has relayed these issues. Due to fire code non-compliance, amendments to the layout of the concept site plan will be required. The scope of the site layout amendments based on fire code compliance is unknown at this point.

2. **Building Heights.** While the applicant has reduced the building height of the Stacked Flats to 43.6-feet to top of roof, the height is taller than any structures in the surrounding area. The main Hyundai building was approved at 42-feet as a special approval by the Township Board. The second Hyundai building is 31-feet. Please note that the 42-foot Hyundai building is setback 400 feet from LaForge. The nearest Stacked Flat to LaForge is approximately 150-feet. We do note that there are three story apartments buildings south of Clark Road in Ypsilanti that are three stories.
3. **Project Density.** 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 greater than envisioned in the Master Plan. The proposed underlying density is 4.82 net units per acre. In the zoning ordinance, maximum density is calculated by utilizing net units per acre. Please note that there was an approved Area Plan for the site, which has since expired, that included a 220 single-family residential lots.

Conceptually, the use of the site for medium density mixed residential housing seems appropriate. In concept, density is not a negative attribute as it advances many goals of the Master Plan. However, such density must be supported by existing utilities (water, sewer, road network, etc), or proposed utility improvements and if the Planning Commission can determine that the density, site layout and overall plan is supported by the Special Area Standards, and the application of the an Area Plan provides for a unique site layout and provides a provide a greater overall community benefit that couldn't be achieved by a conventional layout.

RECOMMENDATION

We recommend that the Planning Commission discuss and consider the following items:

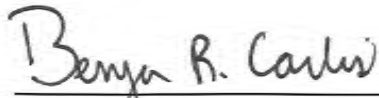
1. Compliance with Area Plan adoption standards
2. Area Plan Layout
 - a. Layout amendments based on fire code
 - b. Height, specially stacked flats
 - c. Density

Based on discussion, the Planning Commission may either:

1. Postpone action to allow applicant to address discussion items;
2. Direct staff to draft resolution of recommending denial; or
3. Direct staff to draft resolution recommending approval with or without conditions.

I look forward to meeting with the Planning Commission on September 27th.

Sincerely,



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



September 21, 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 No. 2
OHM Job No. 0140-23-1030**

Dear Ms. Findley,

On behalf of the Township, we have reviewed the revised Area Plan and initial Preliminary Site Plan submittals for the above referenced project, as provided to the Township by the Applicant on August 29, 2023.

We understand that the application will be considered by the Planning Commission at their regular meeting on September 27th 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.

Revised Area Plan Comments

1. In our May 18, 2023, review letter for the initial Area Plan submittal we commented on the capacity of the Superior Township public sanitary sewer system including the Clark Road Pump Station available to service this proposal, noting that the new Clark Road Pump Station design allocated a flow based on 220 REUs (Residential Equivalent Units) for 770 people at this site ($220 \text{ REU} \times 3.5 \text{ persons/RUE} = 770 \text{ persons}$) compared to the 364 units proposed on the initial Area Plan. We presented the following breakdown of anticipated population breakdown per unit for their proposed mix of unit types:

Stacked Flats:	2.1 persons/unit x 230 units = 483 persons
Duplexes:	2.5 persons/unit x 98 units = 245 persons
Townhomes:	3.0 persons/unit x 36 units = 108 persons
	TOTAL = 836 persons

The revised Area Plan has a total of 336 units now proposed, and in a letter dated June 6, 2023, the Applicant's engineer suggested that a population factor of 2.0 persons/unit be used for the Duplex unit type noting that the residents in these units will be age restricted to 55+years of age. These revisions would result in the following:

Stacked Flats:	2.1 persons/unit x 204 units = 428 persons
Duplexes:	2.0 persons/unit x 100 units = 200 persons
Townhomes:	3.0 persons/unit x 32 units = 96 persons
	TOTAL = 724 persons

We are not aware of a population density lower than 2.5 persons/unit being used for estimated sanitary flow by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), therefore we have



reached out to them for their feedback regarding these suggested population factors. At this time, we have not received clarification from EGLE on the sewer use factor they may approve as part of a future permit.

Another option to further clarify existing sewer flows in this district of the sanitary sewer system and better determine how much additional flow can be added for this development would be for the Applicant to fund a sanitary sewer flow analysis by metering existing system flows. This would allow us to determine available capacity and potential effect of the proposed development to a better level of accuracy and could assist in future EGLE permitting regardless of the population factor used. The Applicant could fund an escrow account for OHM to provide this metering and analysis if the higher density of the development is acceptable to Planning Commission.

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 Prospect Pt Pump Station and 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 sewer. In our May 18, 2023, review letter for the initial Area Plan submittal we commented that 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).

The Applicant's engineer has evaluated this potential and indicated that natural features on the neighboring parcel and the elevation (depth) of the existing Clark Road sanitary sewer preclude this gravity sewer service. A wetland on the parcel requires the sewer routing to the westerly side of the parcel where there would still be approximately 2 acres of woodland removal for the sewer installation, and the existing sewer in Clark Road is approximately 2.7' too high for this sewer routing to be feasible. Therefore, a pump station and pressurized downstream force main is recommended in this case.

3. The proposed sanitary pump station and force main mentioned above in Item 2 would service the stacked flats and a portion of the duplex units only on the proposed development. As the stacked flats and duplexes would all be rental units, i.e., the units would be owned by a single entity that would rent the units to tenants, therefore we recommend that the new pump station and force main be a private system operated and maintained by the property owner. It is our understanding that this is permissible by EGLE, and the Township Utilities Department agrees with this approach in this case.
4. A Traffic Impact Study (TIS) was originally submitted to Washtenaw County Road Commission (WCRC) in January for this site that reviewed the impacts from 286 residential units at this site rather than the originally proposed 364 units or the currently proposed 336 units. We noted in our May 18, 2023, review letter for the initial Area Plan submittal that an updated TIS using the updated unit count should be submitted to WCRC for their review. According to WCRC, they are not yet in receipt of an updated TIS.

Summary of future outside Agency Approvals

5. The stormwater management design will need to meet Washtenaw County Water Resources Commissioner (WCWRC) Standards and will need to be submitted to WCWRC for review during site plan review stage. The approval of the stormwater management design needs to be reasonably assured from the WCWRC prior to the Final Site Plan being presented to the Planning Commission.
6. The soil erosion and sedimentation control (SESC) measures on the site plan will need to meet the requirements of WCWRC and approval should be reasonably assured by WCWRC prior to the Final Site Plan being presented to the Planning Commission.



7. 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 and existing conditions. Work proposed in the LeForge Road ROW would need to meet the requirements of the WCRC and needs to be reviewed with approval reasonably assured by WCRC prior to the Final Site Plan being presented to the Planning Commission.

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

Sincerely,
OHM Advisors

George Tsakoff, PE
Principal

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)
Cresson Slotten, OHM
file

CHARTER TOWNSHIP OF SUPERIOR FIRE DEPARTMENT

FIRE MARSHAL DIVISION

7999 Ford Rd, Ypsilanti, MI 48198

September 15, 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: 4/14/2023
Plan Revised Date: 8/29/2023
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: Denied (see comments)

Pages 4.0 and 5.0 were reviewed.

Site Coverage - Hydrants

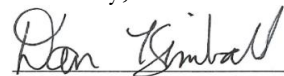
Comments: Meets IFC 2015

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

Laura Bennett

From: Mark S Torigian <MTORIGIAN@HATCI.COM>
Sent: Wednesday, September 20, 2023 2:00 PM
To: Laura Bennett
Cc: Luke Bonner; Geoffrey J Diamond
Subject: Brookwood Residential Development

Laura,

On behalf of HATCI I want to provide a letter of support for a proposed neighboring residential project. I personally know Luke Bonner and he is a man of high character and skill. Luke was instrumental in assisting HATCI moving to Superior Township and been a long standing advocate of Hyundai.

Here are my comments to the Superior Township board about his project:

Dear Superior Township Planning Commission and Board of Trustees.

I have been briefed by a potential residential builder about the Brookwood development on LeForge south of the HATCI facility. It is nice to see interest in creating a mixed residential community providing desperately needed housing and services to the region. In particular, The housing will include ranch units for seniors, and apartments and townhomes for young professionals and families. It is quite possible this community could be attractive to our own employees and frequent guests. I am glad to see the project will be of high quality, preserve natural open spaces, and bring welcomed tax base to the Township. We support this project and feel that it will have a positive impact to the community.

Best regards,
Mark Torigian

Laura, Thank you for your stewardship at the township on our behalf and for supporting managed and responsible growth in the community. Mark



Mark S Torigian, Esq

마크 토리기언

Hyundai America Technical Center, Inc.

Director & General Counsel

HATCI Legal Department

6800 Geddes Rd Superior Township, MI 48198

Office : (734) 337-2298

Cell : (734) 679-9874

Email: Mtorigian@hatci.com



CUSTOMER



CHALLENGE



COLLABORATION

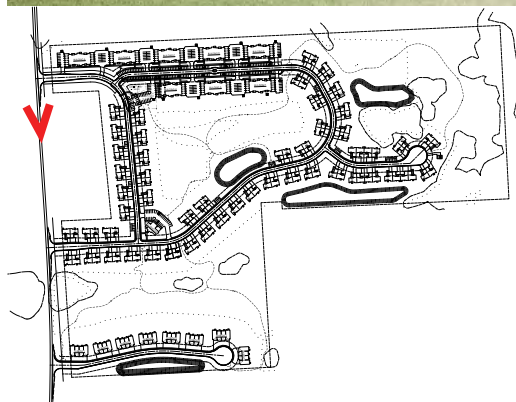


PEOPLE



GLOBALITY

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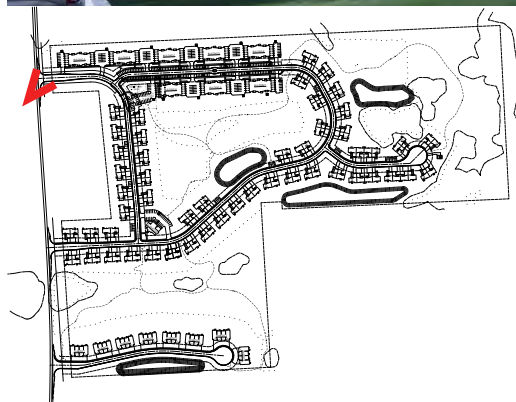


VIEW AT LEFORGE RD

SCALE : NTS

2023.08.18

22-626



VIEW AT ENTRANCE

SCALE : NTS

2023.08.18

22-626

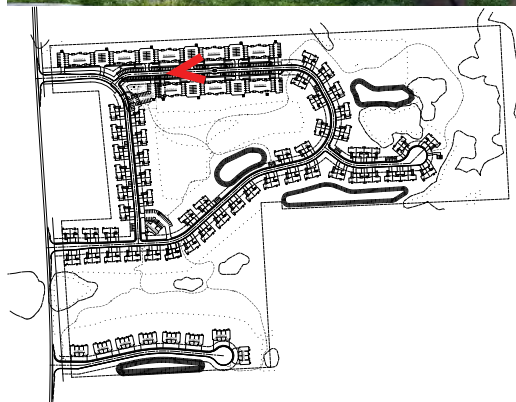


VIEW TO DUPLEX

SCALE : NTS

2023.08.18

22-626



VIEW TO STACKFLATS

SCALE : NTS

2023.08.18

22-626



COMMUNITY CENTER

SCALE : NTS

2023.05.05

22-626



COMMUNITY CENTER

SCALE : NTS

2023.05.05

22-626



COMMUNITY CENTER

SCALE : NTS

2023.05.05

22-626



SENIOR UNIT

SCALE : NTS

2023.04.17

22-626



SENIOR UNIT

SCALE : NTS

2023.04.17

22-626



SENIOR UNIT

SCALE : NTS

2023.04.17

22-626



STACKED FLATS

SCALE : NTS

2023.08.17

22-626



STACKED FLATS

SCALE : NTS

2023.08.17

22-626



STACKED FLATS

SCALE : NTS

2023.08.17

22-626



TOWNHOMES

SCALE : NTS

2023.04.17

22-626



TOWNHOMES

SCALE : NTS

2023.04.17

22-626