

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION  
SUPERIOR TOWNSHIP HALL  
3040 N. PROSPECT, SUPERIOR TOWNSHIP, MI 48198  
AGENDA  
OCTOBER 25, 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 September 27, 2023, Regular Meeting Minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
  - A. STPC 23-06 Plymouth-Ann Arbor & Napier Road Rezoning  
Parcel ID J-10-01-100-022, Proposed Rezoning from R-1 to C-2
9. REPORTS
  - A. Building Department Report
  - B. Ordinance Officer Report
10. OLD BUSINESS
  - A. Master Plan Revision Discussion
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  
SEPTEMBER 27, 2023  
DRAFT MINUTES  
Page 1 of 6**

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, Dabish-Yahkind, Findley, Gardner, Sanii-Yahyai. McGill and Steele were absent.

Also present were Benjamin 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 Findley and supported by Commissioner Sanii-Yahyai to approve the minutes as presented. The motion carried.

6. CITIZEN PARTICIPATION

None.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

**SUPERIOR CHARTER TOWNSHIP  
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SEPTEMBER 27, 2023  
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9. REPORTS

A. Building Department Report

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

B. Ordinance Officer Report

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

10. OLD BUSINESS

A. STPC 23-05 Brookwood Superior Area Plan Amendment

Brookwood Superior consists of 336 units of mixed residential, including townhomes, senior living duplex and quad ranches, and stacked flats.

Luke Bonner, consultant for the project, stated there are some outstanding issues with the site plan. He explained that the entrances are currently too close together based on the fire code. The applicant is working with the Fire Marshal on Fire Department requirements.

Mr. Bonner showed renderings of how the buildings would look from various points at the site. Mr. Bonner understands that the height of the stacked flats is a concern.

Density was discussed, and it was noted that the site is currently at 4.8 units per acre. Mr. Bonner noted the Township Zoning Ordinance allows for a density bonus; he explained how the site qualifies.

Mr. Bonner went on to discuss how the significant grade changes within the site pose difficulties.

Mr. Bonner confirmed for Commissioner Brennan that the senior-living ranches were rental units.

Andy Wakeland, Giffels Webster, discussed the projected number of occupants in the various housing types.

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Sanitary sewer was discussed and George Tsakoff, OHM, explained that EGLE (Environment, Great Lakes, and Energy) will ultimately permit the sanitary sewer and verify the calculations used.

Mr. Carlisle reviewed the Planner's report dated September 21, 2023.

Mr. Tsakoff reviewed the Engineer's report dated September 21, 2023.

Commissioner Findley inquired on the cost of the units.

Chris Garner, owner, replied that the rentals would be based on market pricing, but estimated approximately \$2,400 per month for the 55+ attached homes and \$1,400-\$1,800 per month for the stacked flats.

Commissioner Brennan asked if the apartments would have an elevator and be wheelchair accessible.

Mr. Garner replied that there will not be an elevator, but the first floor units will be ADA compliant.

Commissioner Gardner asked the Fire Marshal to review the Fire Department/Fire Code concerns.

Dan Kimball, Fire Marshal, explained the main access points to the site are too close together. He cannot speak to whether an access drive from The Meadows at Hawthorne Mill subdivision to the north would alleviate the issue. He stated he will review a revised print once submitted. Other minor fire code issues can be worked out during the plan review.

Commissioner Gardner inquired about the height permitted for the buildings.

Mr. Carlisle stated that the PC (Planned Community) zoning district/process allows for some flexibility.

Commissioner Gardner reviewed the requirements for a density bonus set forth in Article 7 of the Zoning Ordinance.

Mr. Bonner stated the open space would be placed into a conservation easement.

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DRAFT MINUTES  
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Mr. Garner explained to Commissioners that all buildings will conform to the C-PACE (Commercial Property Assessed Clean Energy) guidelines.

Commissioner Gardner asked about the steep slopes at the site.

Josh Ratliff, Giffels Webster, discussed the slopes at the site. He added that from Leforge Road to the cul-de-sac, the land slopes down by 30 feet.

Commissioner Gardner asked if any grades were over 25%.

Mr. Wakeland replied yes, the ridge south of the stacked flats.

Commissioner Gardner noted that per Zoning Ordinance Section 14.05C, no development can occur in areas with slopes of 25% or greater. Slopes of 12%, but less than 25% have limited development.

Mr. Ratliff noted that Section 7 of the Zoning Ordinance gives some regulatory flexibility.

Commissioner Gardner asked about the target renter for the stacked flats.

Mr. Garner answered the target market is single or married professionals, with no kids.

Mr. Bonner noted that he met with Hyundai, and they were excited to have housing near their campus.

Mr. Bonner explained that the applicant is looking to have the Area Plan recommended for approval at the meeting, but also wants to be successful.

Commissioner Gardner replied that if the Planning Commission approves the Area Plan with conditions, they would be placing many conditions on the recommendation. He advised the applicant to look over Article 7 of the Zoning Ordinance and see which requirements they meet for the density bonus.

Mr. Bonner asked the Planning Commission which items from the site plan were headed in the right direction.

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PLANNING COMMISSION  
SEPTEMBER 27, 2023  
DRAFT MINUTES  
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Commissioner Gardner replied there are many positives. The layout and product look good, and the height is resolvable. Some sticking points are the density, fire code issues, and possibly the slopes.

Motion by Commissioner Findley, supported by Commission Brennan to postpone action on STPC 23-05 Brookwood Superior Area Plan Amendment to allow the applicant to address comments raised in the September 21, 2023 Planner's Report, the September 21, 2023 Engineer's Report, the September 15, 2023 Fire Marshal Report, and Planning Commission comments.

Roll Call Vote:

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

The motion carried.

**11. NEW BUSINESS**

**A. Master Plan Revision Discussion**

The Master Plan Steering Committee met prior to the Planning Commission meeting and determined that the document was not ready for Planning Commission approval. The Steering Committee would like to meet again prior to the October Planning Commission meeting to discuss the draft Master Plan.

**12. POLICY DISCUSSION**

None.

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DRAFT MINUTES  
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13. ADJOURNMENT

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

Motion Carried.

The meeting was adjourned at 8:15 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

**NOTICE OF HEARING**  
**SUPERIOR CHARTER TOWNSHIP**  
**PLANNING COMMISSION**  
**SUPERIOR CHARTER TOWNSHIP HALL**  
**3040 N. PROSPECT, YPSILANTI, MI 48198**

**Wednesday**  
**October 25, 2023**  
**7:00 p.m.**

The Superior Township Planning Commission will hold a public hearing on Wednesday, October 25, 2023, at 7:00 p.m. at the Superior Township Hall, 3040 N. Prospect, Ypsilanti, MI 48198, on a Zoning District Amendment from Justin Pingston that would conditionally rezone 25 acres from R-1 (Single-Family Residential) to C-2 (General Commercial District).

**The property is located at the following address/parcel:**

- **Southwest corner of Plymouth-Ann Arbor and Napier Roads.  
Parcel ID J-10-01-100-022**

The proposed use is a self-storage facility on the west half of the parcel, with plans to donate the east half to Superior Township Parks and Recreation.

A complete copy of the application is available for inspection or copying at the Township Hall, 3040 N. Prospect, 8:00 a.m. – 4:00 p.m. weekdays. A copy can also be viewed on the Township website at [www.superiortownship.org/planning-commission](http://www.superiortownship.org/planning-commission) and clicking on “Meeting Packets.”

Persons wishing to express their views may do so in person at the public hearing, in writing addressed to the Planning Commission at the above address, or via email to [planning@superior-twp.org](mailto:planning@superior-twp.org) by 4:00 p.m. the day of the hearing.

Superior Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities upon four (4) business days notice to the Township. Individuals requiring auxiliary aids or services should contact Superior Charter Township by writing the Township Clerk.

Laura Bennett, Planning & Zoning Administrator  
[planning@superior-twp.org](mailto:planning@superior-twp.org)  
734-482-6099



## ZONING DISTRICT AMENDMENT APPLICATION

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

### APPLICANT INFORMATION

Name: Justin Pingston  
Address: 576 Sunrise Dr  
City: Clarkston State: MI Zip: 48348  
Telephone: 734-474-4029 Alternate: \_\_\_\_\_  
E-Mail: jbpingston@gmail.com

### PROPERTY OWNER INFORMATION

Name: Justin Pingston  
Address: 576 Sunrise Dr  
City: Clarkston State: MI Zip: 48348  
Telephone: 734-474-4029 Alternate: \_\_\_\_\_  
E-Mail: jbpingston@gmail.com

### PROPERTY DESCRIPTION

Address: N/A  
Tax Parcel Number: J-10-01-100-022

### ZONING DISTRICT

Current R-1 Proposed: C-2

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

**REASONS FOR THE PROPOSED ZONING DISTRICT AMENDMENT**

To develop a local self storage facility and donate a large portion of this property to the township for a park.

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Please see attached letter.

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

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

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

Signature of Applicant *Justin Pingleton*  
Signature of Owner (s) *Justin Pingleton*  
I appear to before me this 10 day of July 2023  
My commission expires *Jaema M. Bennett* 10/28/24  
(Notary Public, Washtenaw County, Michigan)



To be filled in by Township Clerk or Designee: I hereby state that this application was properly received and filed on 7/25/2023. Signature *Jaema Bennett*

To: Laura Bennet

From: Justin Pingston

Re: Requesting Formal Meeting to Re-Zone Parcel J-10-01-100-022

Ms. Bennet,

I am the owner of parcel J-10-01-100-022 and I am requesting a formal meeting to rezone this parcel from R-1 to C-2. This rezoning request is for the purposes of constructing a self-storage facility on approximately ½ of the parcel. The balance will be donated to the township for the purposes of becoming a public park and nature trail; we are already in discussions with Juan Bradford from the PNR Commission about the planned donation.

As it pertains to the donation of half the parcel to be used as a public park, the township stands to benefit greatly from the rezoning and splitting. First, this parcel forms a portion of the entrance to Superior Township, as such, it would be of great benefit to have a beautiful public park that serves to welcome anyone passing through the area. Second, we plan to work with local foresters or arborists to select and plant native trees, plants, and shrubs throughout the property that would add to the nature feel and overall preservation of the land and wildlife. The township is also encouraged to provide input regarding the number and type of trees to be planted. Third, ample parking for the public park will be provided so that the crossroads are not subject to unnecessary traffic backups. Finally, this will be a beautiful spot for families, nature-lovers, and local wildlife enthusiasts to enjoy. Although the public park and storage facility will be located in close proximity, preserving a large portion of the parcel for wildlife and nature to flourish is very important to me, thus the park and storage facility will be kept visually separate by the selection and placement of trees and geographically separate by a creek that runs through the property.

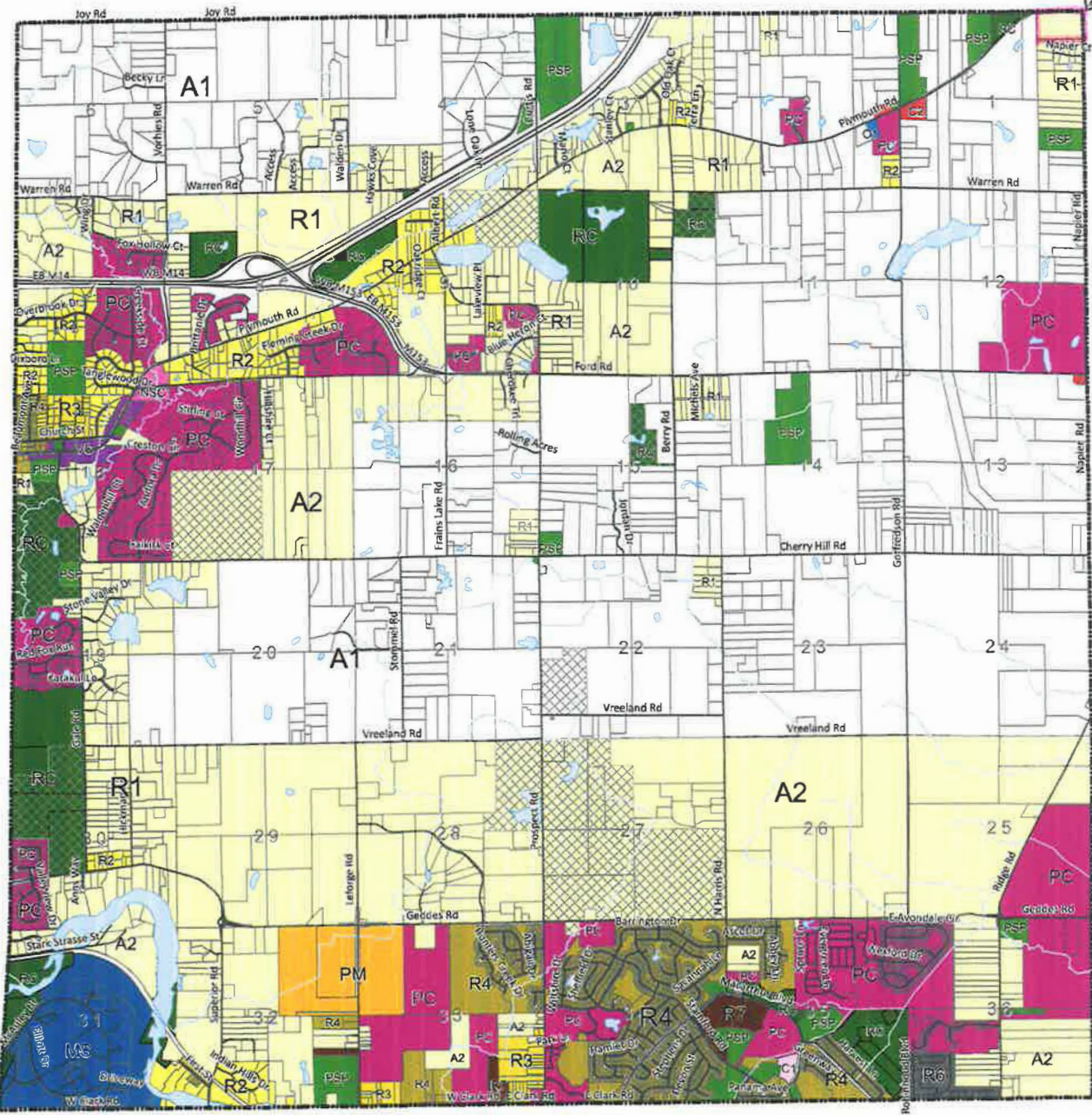
As it pertains to the storage facility itself, the exterior of the facility will be constructed in an attractive way that seeks to make as little impact on the landscape as possible. Furthermore, this type of development will greatly benefit the township as well as the individuals living in it by providing a local facility in which residents can store their belongings. As of the time I am writing this letter, the closest storage facility is located nearly 10 miles away towards the northern border of Plymouth - this storage facility is at capacity, as are all other surrounding facilities (located in Ann Arbor, Belleville, Ypsilanti, Northville, and Canton). As such, it is clear that there is a demand for storage facilities that is not being met in the area. For your convenience, I have attached a screenshot of my property and the location of all storage facilities nearby - this screenshot demonstrates the great need for a facility of this nature to service areas to the south and west. I hope that by rezoning the parcel and commencing construction on the site that this need will be fulfilled in the next couple of years.

Thank you for your time and consideration, I look forward to meeting with you.

Justin Brandon Pingston

A handwritten signature in cursive script that reads "Justin Pingston". The signature is written in black ink and is positioned below the typed name.

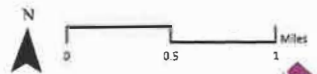
Subject property  
Parcel ID: J-10-01-100-022



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

CERTIFICATION  
This is to certify that this is the official Zoning Map referred to in the Zoning Ordinance of Superior Township, Wisconsin. Signed: [Signature] Date: 8/14/18  
Township Engineer: [Signature] Date: 8/14/18

**Zoning Map**  
Superior Charter Township



August 14, 2018  
Carlisle / Wortman Associates, Inc.

Call

Plymouth Valley

1000 ft  
1407 ft elevation

Napier Rd

Plymouth Rd

J-10-01-100-022

D&M  
AVIATION  
LLC

082

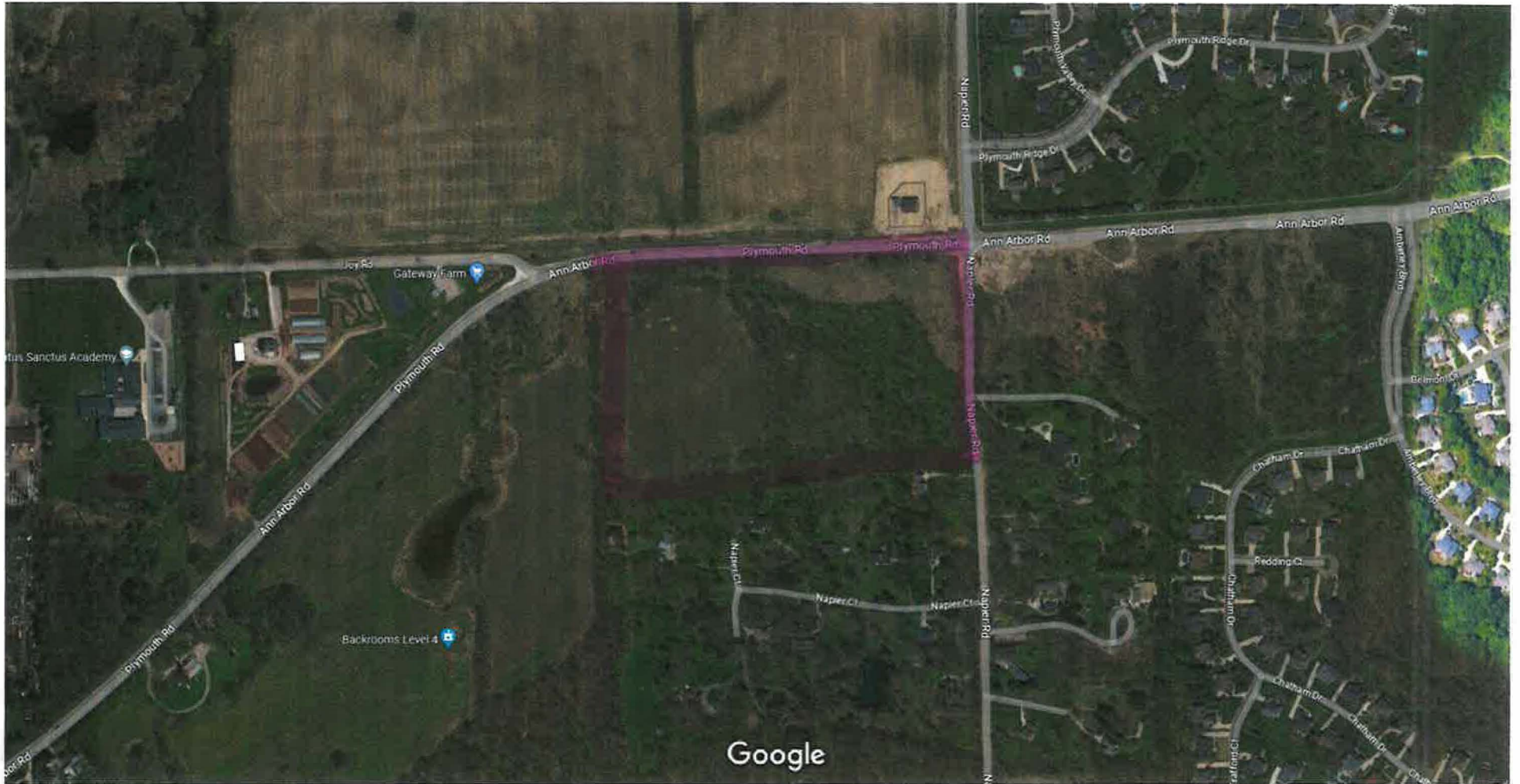
MULLIGAN,  
KATHERINE  
THERESE

FRANKLIN  
RECORD  
PROPERTIES  
LLC

081

083







**SITE STATISTICAL DATA:**

CURRENT ZONING: R1 (SING. & FAMILY RESIDENTIAL)  
 PROPOSED ZONING: C-2 (GENERAL COMMERCIAL)  
 PROPOSED DEVELOPMENT TYPE / USE: MIN-STORAGE WITH REG. VEHICLE STORAGE  
 - CONDITIONAL USE  
 GROSS SITE AREA: 25.00 ACRES (1,069,060 SQFT)  
 NET SITE AREA: 22.50 ACRES (979,888 SQFT) EXCLUSIVE OF R.O.W.'S

DESIGN REQUIREMENTS (SELF-STORAGE WAREHOUSE - PER SECTION 5.504)  
 MIN LOT SIZE: 2-AC MIN LOT WIDTH: 200-FT  
 SETBACKS: FRONT: 50-FT REAR: 40-FT SIDES: 25-FT  
 MIN DISTANCE BETWEEN UNITS: 25-FT  
 RECREATIONAL VEHICLE OUTDOOR STORAGE ALLOWED AS ACCESSORY USE,  
 PERIMETER SCREENING REQUIRED PER SECTION 14.10 D.

**SITE STATISTICAL DATA:**

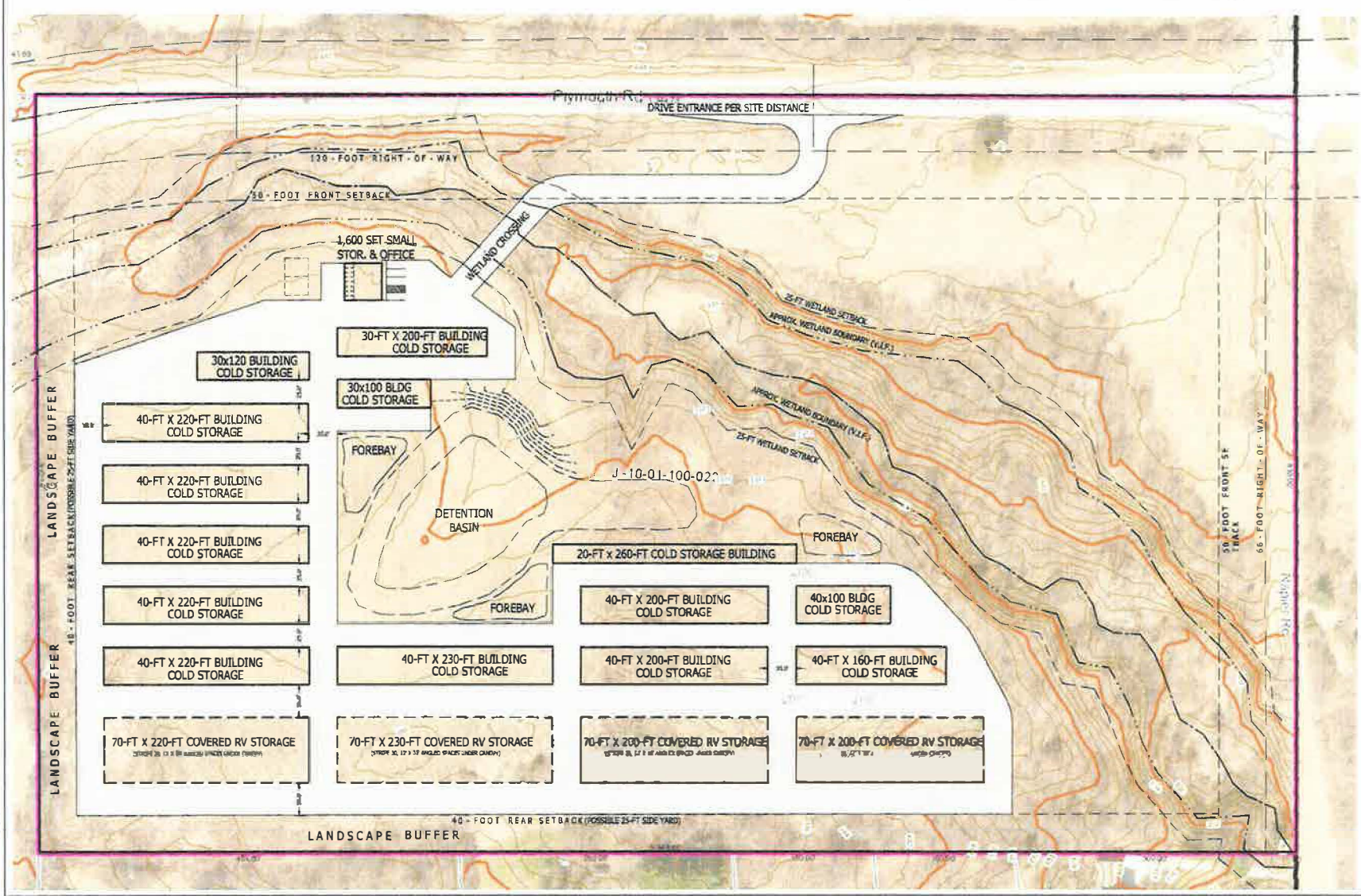
PROPOSED DEVELOPMENT  
 TOTAL BUILDING GROSS SQUARE FOOTAGE (GSF): 97,400 SQFT (15 BLDGS)  
 TOTAL COVERED RV PARKING SPACE SQUARE FOOTAGE: 99,500 SQFT (111 SPACES)  
 BUILDING LOT COVERAGE (TOTAL FOOTPRINT): 157,900 SQFT GROSS (16.0% OF NET SITE)  
 IMPERVIOUS SURFACE (TOTAL INCL BLDGS): 364,400 SQFT / 8.36-AC (37.2%)

FRONT SETBACK (NORTH) VARIES - MIN 117.4-FT (FROM RIGHT-OF-WAY)  
 FRONT SETBACK (EAST): VARIES - MIN 300.0-FT (FROM RIGHT-OF-WAY)  
 REAR SETBACK (WEST): 70.0-FT  
 REAR SETBACK (SOUTH): 75.0-FT  
 SIDE YARDS: CORNER LOT, COUNTING 2 REAR YARD SETBACKS

**SITE STATISTICAL DATA:**

PARKING CALCULATION:  
 FOR COLD MIN-STORAGE BUILDINGS & COVERED RV SPACES UNDERSTOOD PARKING TO BE IN FRONT OF EACH INDIVIDUAL UNIT & NOT SPECIFICALLY STRIPED. THEREFORE DESIGNATED SPACES FOR STORAGE BUILDING WITH OFFICE ONLY.  
 BUSINESS OFFICE USE: UP TO 1,200 SQ FT = 1 / 300 GSF = 4 SPACES  
 PROVIDED: 3 SPACES + 1 BARRIER-FREE SPACE = 4 TOTAL PARKING SPACES

**WETLANDS:**  
 WETLAND BOUNDARIES SHOWN ARE ESTIMATED ONLY - BASED ON AERIALS, TOPOGRAPHY, AND NRCS SOILS MAPS. ACTUAL BOUNDARIES WILL VARY AND SHALL BE VERIFIED IN THE FIELD (V.I.F.) PRIOR TO ANY DETAILED DESIGN



BEBOSS Engineering  
 3121 E GRAND RIVER AVE  
 HOVELL, N.J. 08843  
 517-516-8896 FAX 517-548-1670

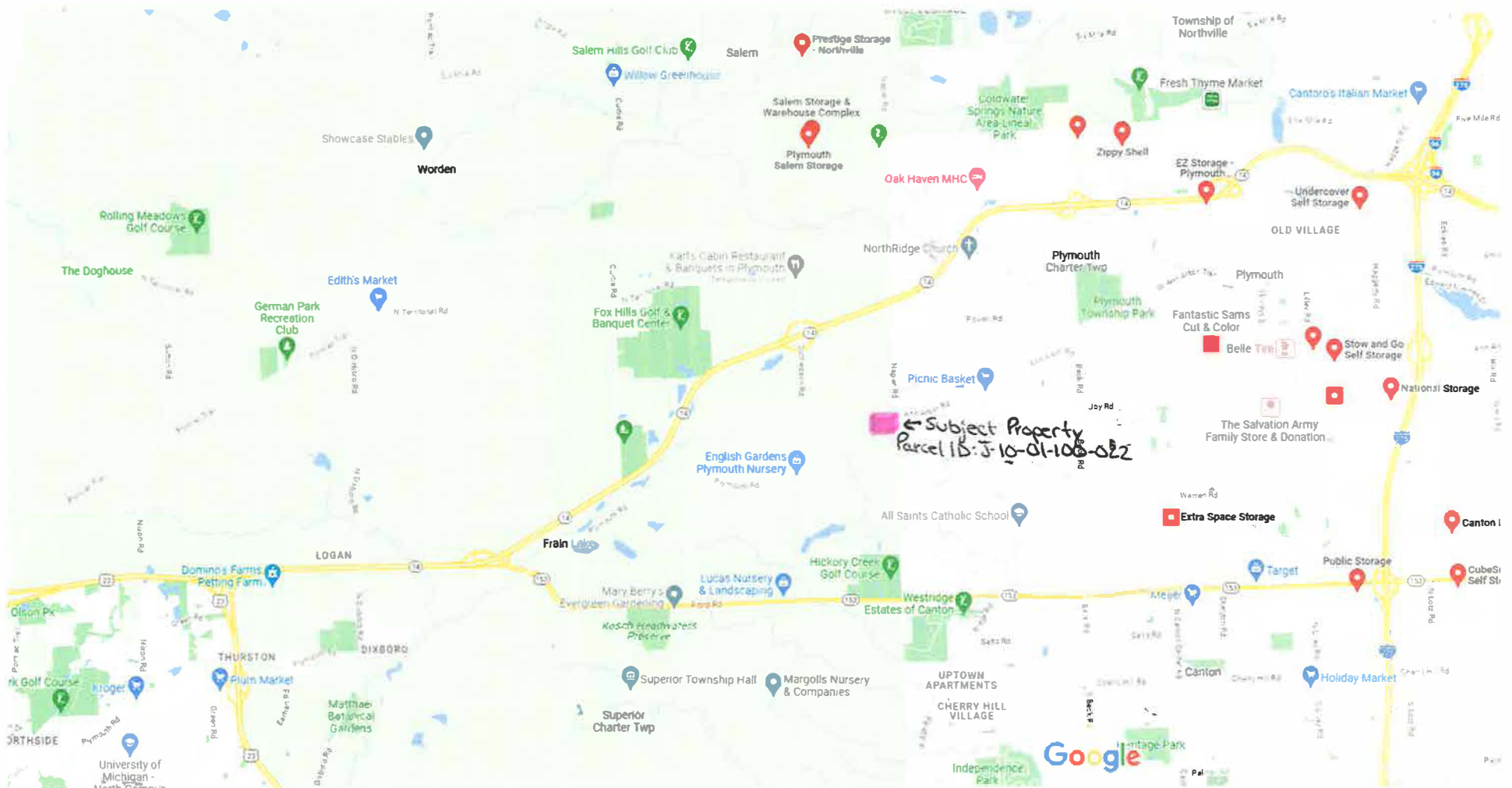
**BEBOSS Engineering**  
 Project No. 23-021  
 JUSTIN PANGSTON  
 408-42-17-0017  
 08/16/2023  
 11:41:42 AM

PROJECT: PINGSTON SELF-STORAGE  
 PREPARED FOR: JUSTIN PANGSTON  
 DATE: 08/16/23  
 SHEET NO.: 1  
 SHEET TITLE: CONCEPT SITE PLAN 1

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	8/16/23
2	FOR REVIEW	8/16/23
3	FOR REVIEW	8/16/23
4	FOR REVIEW	8/16/23
5	FOR REVIEW	8/16/23
6	FOR REVIEW	8/16/23
7	FOR REVIEW	8/16/23
8	FOR REVIEW	8/16/23
9	FOR REVIEW	8/16/23
10	FOR REVIEW	8/16/23



# Google Maps storage facilities



Map data ©2023 Google 1 mi

Rating Hours All filters

Sponsored

## Voluntary Conditional Use Letter

To Whom It May Concern,

We are asking for a re-zoning of parcel J-10-01-100-022, from R-1 to C-2 with the following voluntary use conditions as per the Michigan Zoning Enabling Act:

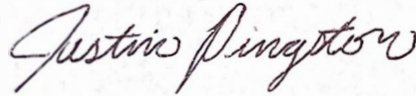
- No other uses except a **self-storage facility**
- No more than 19 buildings
- Maximum building height of 19' or height to conform to height restrictions of both R-1 and C-2
- Drives and fences with a landscape buffer to screen the facility

This is a low-impact project, with low traffic, no noise, and a service to the surrounding communities.

Best Regards,

Justin Pingston

Property Owner

A handwritten signature in cursive script that reads "Justin Pingston".

799 N Harvey St

Plymouth MI, 48170

10/20/2023

Laura Bennett

Planning and Zoning Administrator

Superior Charter Township

Dear Laura Bennett,

After reviewing the comments from the township's consultant, Ben Carlisle, I have made a revised letter covering the points made.

I am writing to formally request the rezoning of parcel J-10-01-100-022, which is currently designated as R-1, to a C-2 zoning classification. This request is accompanied by a set of voluntary use conditions, in accordance with the Michigan Zoning Enabling Act.

The proposed voluntary use conditions for the rezoning are as follows:

**Land Donation:** Approximately 9-12.5 acres will be donated to the township as a public park. Suitable parking for the park will be provided within our development. The exact property line will be determined with the township if granted this rezone. As confirmation, as a voluntary conditional use, no development will occur within environmentally sensitive areas of the site.

**Limited Use:** The property will be utilized exclusively as a self-storage facility. No other uses will be permitted.

Building Quantity: The project will consist of no more than 19 buildings, ensuring controlled and purposeful development.

Building Height: The maximum building height will be restricted to 19 feet or the height necessary to conform to the height restrictions of both R-1 and C-2 zoning regulations.

Site Screening: The facility will be equipped with driveways and fences, along with a landscape buffer, to effectively screen the property from its surroundings. The setbacks and screening will be ample to screen neighbors from light pollution and business activity. The South line of the property will be designated for outdoor storage of RV's, boats, etc. which require a larger buffer beyond the designated landscape buffer as is.

The intent behind this rezoning request is to initiate a low-impact project that will have minimal impact on the local community. The proposed development will result in low traffic, negligible noise levels, and, ultimately, provide a valuable service to the surrounding communities.

I appreciate your consideration of this request and its accompanying voluntary use conditions. Should you require any additional information or documentation to facilitate this process, please do not hesitate to contact me at 734-474-4029

Best Regards,

Justin Pingston

Property Owner



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: October 20, 2023

**Conditional Rezoning Review  
For  
Superior Township, Michigan**

<b>Applicant:</b>	Justin Pingston
<b>Project Name:</b>	Napier Plymouth Rezoning
<b>Location:</b>	Southwest Corner of Plymouth and Napier
<b>Plan Date:</b>	June 26, 2023
<b>Current Zoning:</b>	R1, Single-family Residential
<b>Action Requested:</b>	Conditional Rezoning from R1, Single-family Residential to C2, General Commercial District

**PROJECT DESCRIPTION**

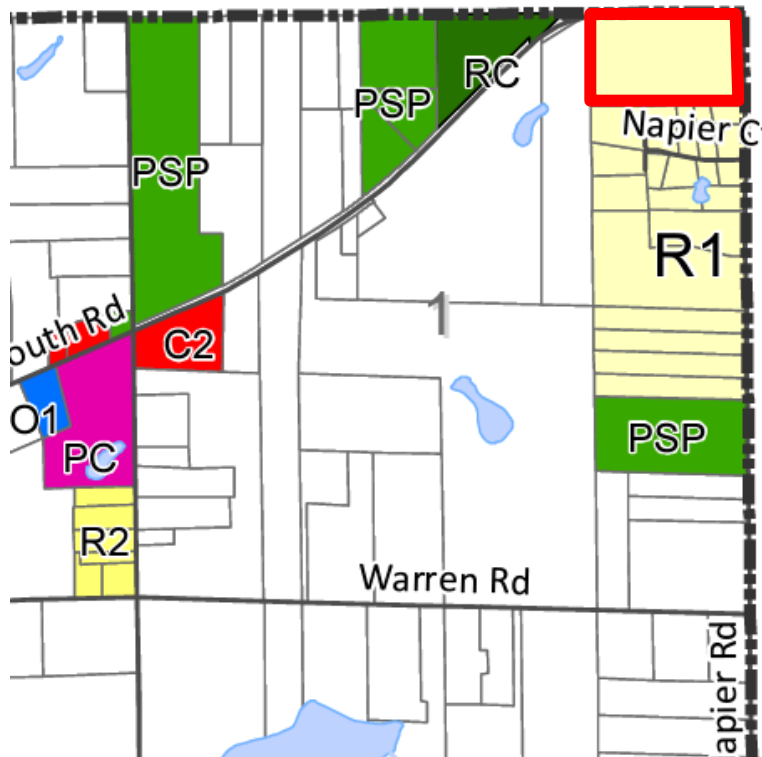
Justin Pingston, the owner of the southwest corner of Plymouth and Napier, has requested a conditional rezoning from R1, Single-family Residential to C2, General Commercial District. The purpose of the rezoning is to allow the applicant to develop a self-storage facility.

The site is currently undeveloped and is encumbered by wetlands, woodlands, and significant topography.

Aerial Photograph



Zoning

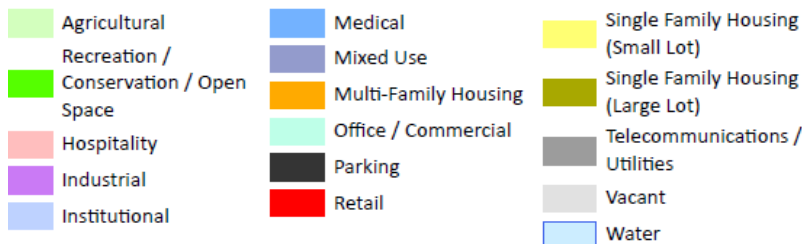
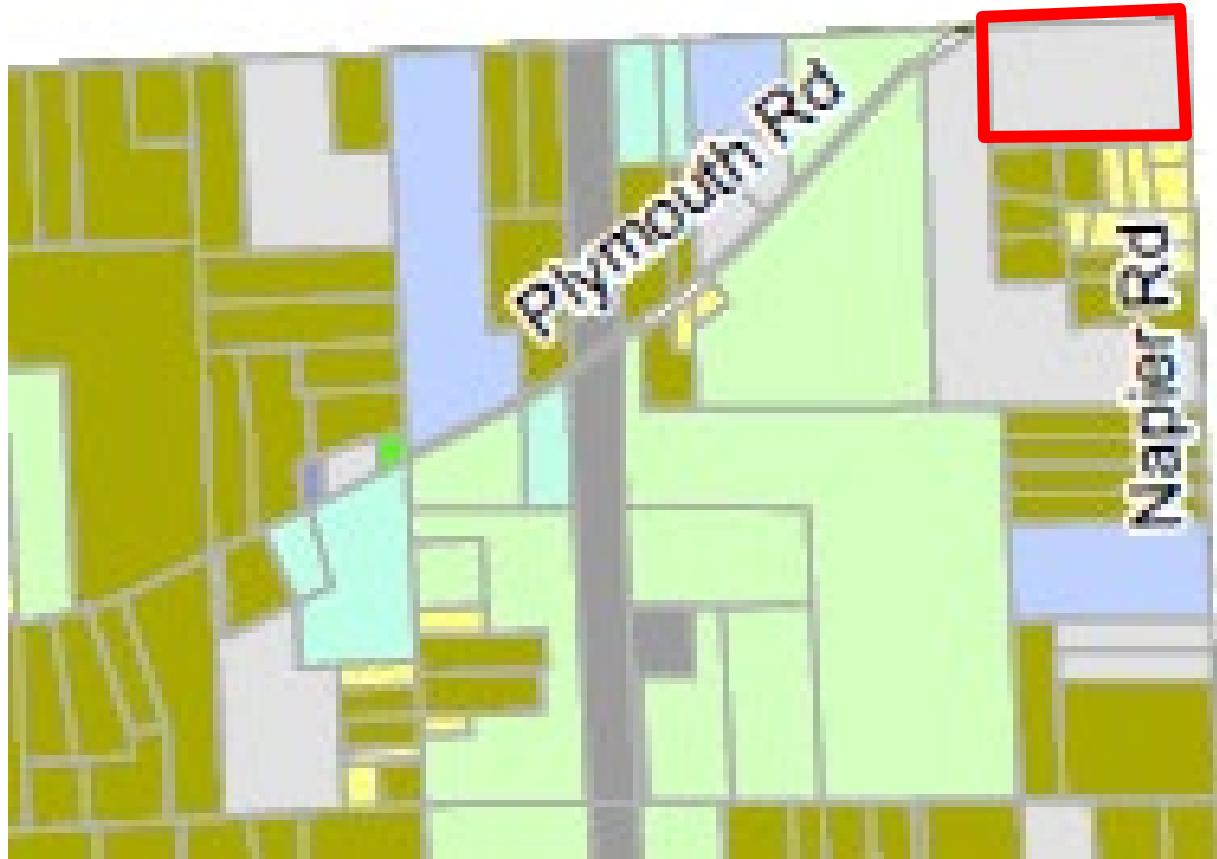


Zoning Districts

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

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

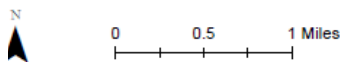
Direction	Zoning	Existing Use
North	Salem Township	Vacant, one single family home
South	R1 - Single-Family Residential District	Single-family homes
East	A1 - Agricultural District	Vacant
West	Plymouth Township	Vacant, one single family home



### Existing Land Use

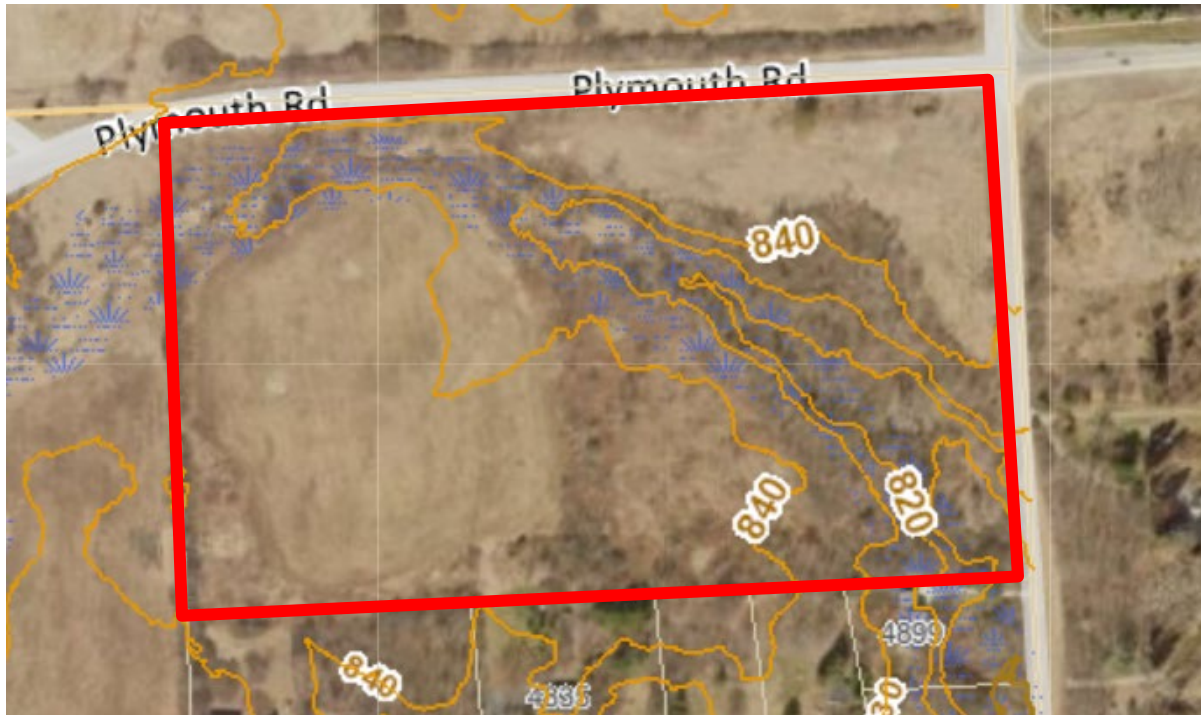
Superior Charter Township  
 Washtenaw County

*Roads, Tax Parcel, and Rivers Data  
 from Washtenaw County GIS*



## NATURAL FEATURES

The site is encumbered with wetlands and significant topography:



## CONDITIONAL REZONING

As noted, the applicant is requesting a conditional rezoning from R1, Single-family Residential to C2, General Commercial District. The conditions voluntarily offered by the applicant include:

- Use of the site is limited to self-storage facilities;
- No more than 19 buildings;
- Maximum height of 19-feet; and
- Drives and fences with landscape buffer to screen the facility.

In previous discussions, the applicant noted that they desired to donate approximately ½ of the site to the Township as a public park and had noted that no development will occur within environmentally sensitive area. However, land donation and site restrictions were not offered in the letter submitted by the applicant.

The applicant should confirm as a condition of the conditional rezoning if they are donating a portion of the site to the Township and that no development will occur within environmentally



sensitive areas of the site. If those are conditions are voluntarily offered by the applicant, they should confirm the amount and area donated to the Township, and distinguish areas they will restrict from development.

If the conditional rezoning is approved, the Planning Commission would review a future site plan.

## MASTER PLAN

The Township's Master Plan is a comprehensive document that includes many elements that should be considered, including existing and future land use, impact/preservation of natural features and growth management.

Under the current Master Plan, the site is located in the Rural Plymouth Road/M-14 Sub-area as described in the Plan (Page 6-9 through 6-10):

*This sub-area has scattered homes on parcels carved from former farms. Among these homes are a number of historic houses on Plymouth Road. Many of the lots are five to ten acres in size although there are larger parcels and a few small platted subdivisions and site condominium developments. There is a small residential hamlet at Frains Lake.*

*While portions of this area have open, active farm fields or grassy pastures that are no longer actively farmed, there are also many wooded areas. A few ponds, small lakes, and wetlands dot the area, as well as some publicly-owned recreation land, including the new Washtenaw County Parks and Recreation Commission "Staebler Farm" property in Sections 9 and 4, a new Township park in Section 9, and Schroeter Park in Section 11.*

*The northeast part of this sub-area predominantly consists of large lot residential dwellings along Plymouth, Ford, and Gotfredson Roads north of Plymouth Road that may be impacted by additional traffic from potential future development of Salem Township's urban services district on Gotfredson Road at the M-14 interchange. Some parcels around the Plymouth Road and Gotfredson Road intersection are planned and zoned for commercial and office land uses. However, more land is presently zoned for commercial use in this area than is needed to meet neighborhood commercial shopping needs. The total area zoned commercial should be reduced in size in the future if feasible, or a mixed use development that combines neighborhood commercial with residential development should be encouraged; provided the land is suitable to accommodate the rate of septic waste that would be generated by mixed use at that location.*

### Future Land Use Plan

The Future Land Use plan identifies this area as Rural Residential (page 6-21)

*The white areas around the western and northern parts of the Township are principally used for large lot rural residential development with a few farms along the border with*

*Salem Township. A mixture of agricultural, rural residential, and resource conservation zones are present. This pattern is encouraged to continue.*

### 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.

In previous discussions, the applicant noted that they desired to donate approximately ½ of the site to the Township as a public park and had noted that no development will occur within environmentally sensitive area. However, land donation and site restrictions were not offered in the letter submitted by the applicant.

If the conditional rezoning were approved without the land donation and development restrictions offered as conditions, the applicant would not be restricted from developing on all portions of the site other than existing ordinance and state protection requirements.

### 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.

### Proposed Draft Master Plan

The draft updated Master Plan maintains the current goals and land use policies of the existing Master Plan.

## **REZONING STANDARDS**

As set forth in Section 18.06, in reviewing any petition for a zoning amendment, the Planning Commission shall identify and evaluate all factors relevant to the petition. All findings of fact and conclusions shall be made a part of the public records of the meetings of the Planning

Commission. The facts to be considered by the Planning Commission shall include, but shall not be limited to, the following:

1. Whether or not the requested zoning change is justified by a change in conditions since the original Ordinance was adopted, or by an error in the original Ordinance.
2. The precedents, and the possible effects of such precedents, that might result from approval or denial of the petition.
3. The capacity of Superior Township or other government agencies to provide any services, facilities, and/or programs that might be required if the petition were approved.
4. Effect of approval of the petition on the condition and/or value of property in Superior Township or in adjacent municipalities.
5. Relation of the petition to the Township's adopted Growth Management Plan, and of other government units where applicable.

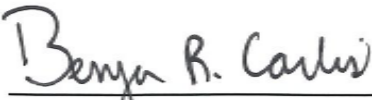
A petition shall not be approved unless these and other facts are affirmatively resolved in terms of resource guardianship, public necessity, convenience, and safety, and the general welfare of Superior Township and of other civil divisions, where applicable.

**RECOMONDATION**

In previous discussion, the applicant noted that they desired to donate approximately ½ of the site to the Township as a public park and had noted that no development will occur within environmentally sensitive area. However, land donation was offered in the letter submitted by the applicant.

The applicant should confirm as a condition of the conditional rezoning if they are donating a portion of the site to the Township and that no development will occur within environmentally sensitive area of the site. If those are conditions voluntary offered by the applicant, they should confirm amount and area donated to the Township.

The Planning Commission should hold a public hearing, consider public testimony, and consider if the required rezoning standards set forth in Section 18.06 have been met.

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

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

**From:** [S Duane](#)  
**To:** [Laura Bennett](#)  
**Subject:** Oct 25th - 7pm Meeting - Parcel ID - J-10-01-100-022  
**Date:** Thursday, October 12, 2023 3:01:14 PM

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Good afternoon,

As a resident of Napier Court, specifically 4797 Napier Ct, I would like to state below the reasons for our OPPOSITION of the rezoning of parcel ID - J-10-01-100-022 for Commercial use.

1. Due to the proximity of the proposed storage facility, there is likely to be higher than ever traffic near my property and ready access to the back edge of my property that has limited monitoring from our house. We purchased our lot due to the privacy of the land, being among agricultural land, as well as the distance we have from other neighbors and the general public. While we enjoy our neighbors, having unknown people with untold access directly to our property line via the storage facility, what is to prevent them from wandering into our property, or dumping trash from their units onto our land? People in this area moved here for the seclusion, not for a business to pop up in their backyard. And with the seclusion of this storage area, what is to deter an increase in crime in our area?

2. Water runoff, as the storage facility is likely to be paved of some sort. The current flow of natural water is from that field, down onto my property, through my ravine, and then downstream to my neighbors. The paving of this area is likely to limit the amount of rain absorbed by the land and will greatly increase the amount of flow in my ravine. While the water is welcomed normally, the drastic increase in flow/volume can have negative effects on the erosion of my property. As well, the runoff of peoples' potential waste onto my property and downstream into the ponds following can have negative effect of the wildlife in those ponds as well as any residents who swim in them.

3. The light pollution that would come from the constant lighting of the storage area will be a detriment to the area. While in the summer, there are leaves on the trees and some ability to shade the surrounding areas from the direct light, in the winter, there is little cover and the probability of light shining directly into our house and yard is a certainty. We currently enjoy the wildlife that wanders through including deer, the occasional fox, and other small game, but with massive amounts of light pollution in the area, there is likely to be a drastic drop in native animal activity.

4. Napier Road is a dirt road and a natural beauty road. That being the case, it is already heavily travelled by people that are NOT residents of nearby neighborhoods and it is constantly in need of grading and repair. The South West side of the road at Ann Arbor Road has a SEVERE water drainage problem, that like my own property, will be done a disservice by added water flow off the paved land. As well, the new storage area will increase the traffic that Napier Rd sees as it will attract more people to come to that corner. Additionally, that corner is already a difficult corner with traffic, and adding more vehicles to it, with a drive somewhat near Napier Rd, is only going to result in an increase in accidents in that area.

Thank you for your time and attention to this matter.  
If you have any further questions or concerns, please let us know and we are happy to discuss further.

Stephen and Tiffany Duane  
4797 Napier Ct, Plymouth MI, 48170

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

Category	Estimated Cost	Permit Fee	Number of Permits
<b>Electrical</b>	<i>\$0.00</i>	<i>\$5,625.00</i>	<i>32</i>
<b>Mechanical</b>	<i>\$0.00</i>	<i>\$7,805.00</i>	<i>51</i>
<b>Plumbing</b>	<i>\$0.00</i>	<i>\$2,700.00</i>	<i>16</i>
<b>Res-Additions (Inc. Garages)</b>	<i>\$350,000.00</i>	<i>\$2,275.00</i>	<i>3</i>
<b>Res-Manufactured/Modular</b>	<i>\$12,000.00</i>	<i>\$150.00</i>	<i>1</i>
<b>Res-New Building</b>	<i>\$2,766,233.00</i>	<i>\$17,980.00</i>	<i>3</i>
<b>Res-Other Building</b>	<i>\$357,796.00</i>	<i>\$2,788.00</i>	<i>13</i>
<b>Res-Other Non-Building</b>	<i>\$35,000.00</i>	<i>\$300.00</i>	<i>3</i>
<b>Res-Renovations</b>	<i>\$6,040.00</i>	<i>\$100.00</i>	<i>1</i>
<b>Totals</b>	<b><i>\$3,527,069.00</i></b>	<b><i>\$39,723.00</i></b>	<b><i>123</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>\$942,945.00</i>	<i>\$6,129.00</i>	<i>4</i>
<b>Com-Other Non-Building</b>	<i>\$38,832.00</i>	<i>\$416.00</i>	<i>4</i>
<b>Electrical</b>	<i>\$0.00</i>	<i>\$36,539.00</i>	<i>227</i>
<b>Mechanical</b>	<i>\$0.00</i>	<i>\$53,011.00</i>	<i>323</i>
<b>Plumbing</b>	<i>\$0.00</i>	<i>\$24,273.00</i>	<i>141</i>
<b>Res-Additions (Inc. Garages)</b>	<i>\$1,051,852.00</i>	<i>\$6,644.00</i>	<i>13</i>
<b>Res-Manufactured/Modular</b>	<i>\$162,000.00</i>	<i>\$1,200.00</i>	<i>8</i>
<b>Res-New Building</b>	<i>\$8,094,866.00</i>	<i>\$52,712.00</i>	<i>19</i>
<b>Res-Other Building</b>	<i>\$1,168,886.00</i>	<i>\$9,153.00</i>	<i>57</i>
<b>Res-Other Non-Building</b>	<i>\$347,077.00</i>	<i>\$2,570.00</i>	<i>16</i>
<b>Res-Renovations</b>	<i>\$1,501,263.00</i>	<i>\$10,139.00</i>	<i>29</i>
<b>Totals</b>	<b><i>\$13,774,721.00</i></b>	<b><i>\$202,886.00</i></b>	<b><i>842</i></b>