

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, SUPERIOR TOWNSHIP, MI 48198
AGENDA
NOVEMBER 15, 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 October 25, 2023, Regular Meeting Minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
9. REPORTS
 - A. Building Department Report
10. OLD BUSINESS
 - 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
11. NEW BUSINESS
 - A. STPC 21-01 The Meadows at Hawthorne Mill Final Site Plan
12. POLICY DISCUSSION
13. ADJOURNMENT

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

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

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

Also present were Benjamin Carlisle, Carlisle Wortman; Claire Martin, 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 Findley and supported by Commissioner Brennan to adopt the agenda as presented. The motion carried.

5. APPROVAL OF MINUTES

A. Minutes of the September 27, 2023 Regular Meeting

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

6. CITIZEN PARTICIPATION

None.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

A. STPC 23-06 Plymouth-Ann Arbor & Napier Road Rezoning
Parcel ID J-10-01-100-022

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Benjamin Carlisle, Carlisle Wortman, reviewed the Planner's Report dated October 20, 2023

Motion by Commissioner Brennan, supported by Commissioner McGill to open the public hearing. The motion carried.

Vern Woodard, 4891 Napier Court, discussed the soil on the corner property, noting that the soil made for an unsuitable park. Additionally, the resident shared concerns with lighting at the proposed storage facility.

Mary Beth Hausman, 4485 Napier Road, shared concerns about the signage at the site, landscaping, and the distance the proposed facility would be from the roadway.

Stephen Duane, 4797 Napier Court, noted Napier Road has many speeders, has heavy traffic, and is often in need of grading from Washtenaw County Road Commission. Mr. Duane shared concerns of increased traffic at the intersection. Additionally, he feels that industrial lighting from the proposed facility would contradict the Natural Beauty Road designation of Napier Road.

A resident at 3540 Napier Road does not believe the use of self-storage fits with the area. She does not see how this use fits with natural resource preservation.

Juan Bradford, Director of Parks and Recreation, noted that the Parks and Recreation Department does not endorse nor condemn the plan.

Mary Emmett, owner of Gateway Farms and Plymouth Orchards, shared that the proposed self-storage facility is out of keeping with the area.

Jennifer Durocher, 10350 Plymouth-Ann Arbor Road, agrees with Ms. Emmett. She noted that there are self-storage facilities in the area. She added that as far as parks are concerned, Staebler Farm should be sufficient for the area. She also noted concerns with lights and runoff.

The resident at 4550 Napier Road also agrees with Ms. Emmett. The proposed facility is out of keeping with the area and has concerns about how the surrounding property values would be affected.

Jack Smiley, 10325 Cherry Hill Road, spoke in opposition to the proposed self-storage facility. He added it is inappropriate at this location, as it is the gateway to the community. He feels the rezoning would be spot zoning.

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Joann Shay, 4899 Napier Road, stated more information is needed on the proposed facility.

Shelley Crawford, 4675 Napier Court, feels a self-storage facility would be jarring to the area. Napier Road and Napier Court are one of the few places where you can see the night sky. This proposed facility would remove that.

Chris Branstock, builder for the applicant, stated all the complaints are addressed in the local codes. There would be minimal light pollution with downspot lighting, and all aisles would run adjacent to the neighboring homes, so no headlights would shine through. Additionally, regarding the run-off, no water would leave the site.

Michael Shay, 4899 Napier Road, supports keeping the property zoned R-1.

Mr. Branstock feels a self-storage facility is a better neighbor than a housing development. There is no strain on local services and no children being added to the school system.

Commissioner Brennan asked if access to the proposed facility could be limited to certain hours.

Mr. Branstock explained the entrance would be on Plymouth-Ann Arbor Road and could have a kiosk system with limited hours.

Commissioner Findley noted that she did not have time to review the letter from the applicant, since it was provided right before the meeting. Additionally, she believes the public should have the opportunity to see the letter, too.

She noted that the applicant's development plan is designed to restrict urban sprawl. She asked the applicant to define urban sprawl.

The applicant, Justin Pingston, replied urban sprawl is the spread of urbanization, or more businesses coming into the area. He noted the property to the east of the intersection, in Canton Township, is zoned light industrial.

Commissioner Findley asked, if she lived in Sycamore Meadows, could she rent one of the self-storage units.

The applicant replied that anyone could rent a unit.

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Commissioner Sanii-Yahyai asked if any traffic studies have been done in the area.

Mr. Branstock responded that data can be provided for self-storage facilities. He has data to show the proposed facility would generate approximately two to four cars per hour.

Commissioner Dabish Yahkind stated it is important to listen to the residents. She noted natural features need to be preserved and believes this is an example of urban sprawl. She thanked the neighbors for showing up to the public hearing.

Commissioner Findley commented that the area is beautiful, and the proposed facility would be a detriment.

Commissioner McGill stated there are many large parcels in that area. He questioned what happens when the Township receives other requests for rezoning to commercial. He asked how it benefits the Township to own a portion of the property that might not be usable.

Commissioner Brennan stated it is hard for him to envision a self-storage facility at the corner of Plymouth-Ann Arbor and Napier Roads, versus at a location closer to the highway.

Mr. Pingston explained he bought the property with the intent to develop it. He added that self-storage facilities thrive, and it will not become abandoned. He believes it is a good fit for the property.

Commissioner Gardner reviewed the standards set forth in Section 18.06 of the Superior Township Zoning Ordinance, Findings of Fact Required. They are as follows:

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.

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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.

Commissioner Gardner noted that Mr. Carlisle addressed the standards in Section 18.06 of the Superior Township Zoning Ordinance. Commissioner Gardner noted the fifth Finding of Fact was a sticking point for him, as it is the most important. He looks at adjacent properties and wonders if a self-storage facility fits in the area. He added there is very little commercial in the surrounding areas.

Commissioner Gardner went on to state he does not believe the first and second Findings of Fact were met. He does not feel there has been a change in conditions since the original Ordinance was adopted that would justify a rezoning. He also questions the precedent that could be set by this rezoning.

Mr. Pingston stated he has spoken with Schostack, who owns the property to the north, in Salem Township. He explained approximately 1,500 homes are planned to be built through Salem Springs in Salem Township, as well as businesses along Napier. He believes this proposed self-storage facility would complement that development.

Mr. Branstock believes the Planning Commission has a choice. A low-impact commercial venture, or the same sprawl that has occurred in Canton Township.

Commissioner Gardner replied he is not sure 25 homes would fit on the site due to the features. Additionally, with the current R-1 zoning, this would not be considered urban sprawl.

Mr. Pingston believes with the current R-1 zoning, he would not need a permit to take out every tree at the site. He asked what was stopping him from selling the land and someone bulldozing the entire site.

Mr. Carlisle replied that Superior Township has a Woodland Ordinance and a Wetlands Ordinance. He added that most of those trees are in protected areas, so the site couldn't just be clear cut. Therefore, he would not use that as a justification for why the existing zoning is not suitable for the site.

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Commissioner Findley added, Salem Township is not the Charter Township of Superior. Superior Charter Township preserves our land because they choose to.

Mr. Pingston agrees with that and stated that is a big reason behind the idea of the park. This would permanently protect about 12 acres as the entrance to Superior Township. He added that the traffic is going to increase when the homes in Salem Township are built.

Commissioner Steele stated in the drawing a 40' setback is shown, but on the letter submitted by the applicant, a setback of 150' is indicated, with 75% of the site undisturbed. He asked if increasing the setback would change the number of buildings proposed or push them close to the front.

Mr. Branstock stated it would likely change the number of buildings or make the buildings smaller to accommodate the larger setback.

Commissioner McGill asked the total acreage of the site.

Mr. Pingston replied that the total size of the site is 25.06 acres.

Commissioner McGill asked how much of that was wetlands.

Mr. Pingston replied that he had a wetland delineation, and he believes the entire wetland is approximately five acres.

Mr. Pingston showed Commissioners where the land would be split, separating the proposed self-storage facility and the park.

Commissioner Gardner reiterated that the proposed park land would be the entire northeast corner of the property.

Commissioner Steele stated that one option is to donate the land and development rights to the Township and do nothing with it. He wondered if the park would be a negative benefit to surrounding homeowners.

Commissioner Dabish Yahkind indicated she does not feel many community members or visitors would want to go to a park that backs up to a self-storage facility.

Mr. Pingston stated the proposed park and self-storage facility would be separated by the creek and heavily screened.

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Commissioner Gardner feels this proposed self-storage facility is inconsistent with the Master Plan, which is a standard in the Zoning Ordinance.

Commissioner Steele stated he would like to see a rendering of the development with a 150' buffer, because 150' versus 40' is a dramatic difference to the neighbors in every way, especially if 75% of the site isn't being developed.

Commissioner Gardner stated that no matter the buffer size, the issue is still the compatibility with the Master Plan.

Motion by Commissioner Findley, supported by Commissioner Brennan to direct staff to draft a Resolution of Denial for STPC 23-06 Plymouth-Ann Arbor & Napier Road Rezoning.

Roll Call Vote:

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

The motion carried.

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. Master Plan Revision Discussion

Planning Commissioners met jointly with the Master Plan Steering Committee prior to the Planning Commission meeting. Commissioners

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were satisfied with the changes that had been made since their last joint meeting.

Motion by Commissioner Findley, supported by Commissioner Brennan to recommend that the Township Board of Trustees release the Draft 2023 Comprehensive Master Plan for the required 63-day public review period.

Roll Call Vote:

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

The motion carried.

11. NEW BUSINESS

None.

12. POLICY DISCUSSION

Commissioner Dabish Yahkind explained there has been an increase in pedestrian traffic on Plymouth-Ann Arbor Road through Dixboro and noted pedestrian safety concerns.

Given the current speed limit, she feels that if a speed study were conducted by Michigan State Police, they would find the speed limit should be lowered.

After discussion, the Planning Commission made the following motion:

Motion by Commissioner Dabish Yahkind, supported by Commissioner Brennan, to request the Board of Trustees ask the Michigan State Police in coordination with the Washtenaw County Road Commission to conduct a speed study in Dixboro Village area along Plymouth-Ann Arbor Road between Dixboro Road and Ford Road.

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Roll Call Vote:

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

The motion carried.

13. ADJOURNMENT

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

Motion Carried.

The meeting was adjourned at 8:20 pm.

Respectfully submitted,
Thomas Brennan III, Planning Commission Secretary

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

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
MONTH-END REPORT
October 2023

| Category | Estimated Cost | Permit Fee | Number of Permits |
|--|------------------------------|---------------------------|-------------------|
| Com/Multi-Family Other Building | <i>\$141,630.00</i> | <i>\$925.00</i> | <i>2</i> |
| Com-Other Non-Building | <i>\$9,000.00</i> | <i>\$100.00</i> | <i>1</i> |
| Electrical | <i>\$0.00</i> | <i>\$5,115.00</i> | <i>32</i> |
| Mechanical | <i>\$0.00</i> | <i>\$7,775.00</i> | <i>55</i> |
| Plumbing | <i>\$0.00</i> | <i>\$2,650.00</i> | <i>17</i> |
| Res-Additions (Inc. Garages) | <i>\$250,000.00</i> | <i>\$1,625.00</i> | <i>1</i> |
| Res-Manufactured/Modular | <i>\$80,000.00</i> | <i>\$1,200.00</i> | <i>8</i> |
| Res-New Building | <i>\$280,520.00</i> | <i>\$1,823.00</i> | <i>1</i> |
| Res-Other Building | <i>\$174,641.00</i> | <i>\$1,416.00</i> | <i>9</i> |
| Res-Renovations | <i>\$191,397.00</i> | <i>\$1,279.00</i> | <i>4</i> |
| Totals | <i>\$1,127,188.00</i> | <i>\$23,908.00</i> | <i>130</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>\$608,630.00</i> | <i>\$1,025.00</i> | <i>3</i> |
| Com/Multi-Family Renovations | <i>\$942,945.00</i> | <i>\$6,129.00</i> | <i>4</i> |
| Com-Other Non-Building | <i>\$47,832.00</i> | <i>\$516.00</i> | <i>5</i> |
| Electrical | <i>\$0.00</i> | <i>\$41,804.00</i> | <i>259</i> |
| Mechanical | <i>\$0.00</i> | <i>\$60,971.00</i> | <i>377</i> |
| Plumbing | <i>\$0.00</i> | <i>\$27,123.00</i> | <i>158</i> |
| Res-Additions (Inc. Garages) | <i>\$1,301,852.00</i> | <i>\$8,269.00</i> | <i>14</i> |
| Res-Manufactured/Modular | <i>\$242,000.00</i> | <i>\$2,400.00</i> | <i>16</i> |
| Res-New Building | <i>\$8,375,386.00</i> | <i>\$54,535.00</i> | <i>20</i> |
| Res-Other Building | <i>\$1,343,527.00</i> | <i>\$10,569.00</i> | <i>66</i> |
| Res-Other Non-Building | <i>\$347,077.00</i> | <i>\$2,570.00</i> | <i>16</i> |
| Res-Renovations | <i>\$1,692,660.00</i> | <i>\$11,418.00</i> | <i>33</i> |
| Totals | <i>\$14,901,909.00</i> | <i>\$227,329.00</i> | <i>971</i> |

**RESOLUTION
RECOMMENDATION OF DENIAL
Plymouth – Napier Rezoning
November 15, 2023**

WHEREAS, Superior Township received Plymouth-Napier rezoning petition to conditionally rezone one (1) parcel from R-1, Single-family Residential to C-2, General Commercial District. The parcel is located at the southwest corner of Plymouth Road and Napier Road, J -10-01-100-022.

WHEREAS, the applicant voluntarily offered the following conditions in writing:

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

WHEREAS, the proposed conditional rezoning amendment and application materials was distributed to designated Township officials and consultants for review and comment; and

WHEREAS, after completion of the technical review, the Superior Township Planning Commission reviewed the petition; and

WHEREAS, the Superior Township Planning Commission held a public hearing on this petition on October 25, 2023, and received comments on the petition; and

WHEREAS, the Superior Township Planning Commission considered the rezoning petition standards set forth in Section 18.06 of the Zoning Ordinance; and

WHEREAS, the Superior Township Planning Commission found that the required finding of facts have not been met:

1. There has been no change in conditions since the original Ordinance was adopted, and no error in the original Ordinance that would justify the proposed zoning change.
2. The proposed use of the site for commercial uses is inconsistent with the surrounding vacant and rural residential uses.
3. The site is zoned R-1, Single-family Residential and surrounded by R-1, Single-family Residential or A-1, Agriculture Zoning.
4. The proposed commercial use of the site is inconsistent with Master Plan designation of the site as Rural Plymouth Road/M-14 Sub-area.
5. The conditions offered by the applicant did not adequately protect adjacent properties.
6. The approval of this rezoning may set a precedent to rezone other parcels to districts that are inconsistent with the Township's adopted Growth Management Plan and incompatible with adjacent land uses.

NOW THEREFORE BE IT RESOLVED that the Superior Township Planning Commission recommends that the Superior Township Board of Trustees deny the proposed Plymouth-Napier conditional rezoning to rezone parcel J -10-01-100-022 from R-1, Single-family Residential to C-2, General Commercial District.

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

SITE PLAN REVIEW APPLICATION

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

APPLICANT NAME Eyde Company

NAME OF PROPOSED DEVELOPMENT Meadows at Hawthorne Mill

- APPLYING FOR**
- PRELIMINARY SITE PLAN
 - FINAL SITE PLAN
 - COMBINED PRELIMINARY AND FINAL SITE PLAN
(Combination is at discretion of Planning Commission)
 - MINOR SITE PLAN
 - MAJOR/MINOR CHANGE DETERMINATION
 - ADMINISTRATIVE REVIEW

WILL PROJECT BE PHASED? YES NO

IF PROJECT IS PHASED COMPLETE THE FOLLOWING:

- Total number of phases 5
- Phase number of current application 1
- Name and date of preliminary site plan approval
 Meadows at Hawthorne Mill - plans dated 09.29.2020
- Date of Previous Phase Approvals: None

| | | | |
|---------|-------|------|-------|
| Phase # | _____ | Date | _____ |
| Phase # | _____ | Date | _____ |
| Phase # | _____ | Date | _____ |
| Phase # | _____ | Date | _____ |

SEEKING ADDITIONAL APPROVAL FOR A CONDITIONAL USE YES NO

Signature of the Clerk or Designee

Date of Receipt of Application

Amount of Fee

GENERAL INFORMATION

- Name of Proposed Development Meadows at Hawthorne Mill
- Address of Property Parcel ID: J-10-33-200-004
- Current Zoning District Classification of Property PC - Planned Community

Is the zoning classification a Special District as defined by Article 7 ? YES NO

- Has this property been the subject of a rezoning request, Zoning Board of Appeals petition or other Township action with the past five (5) years? YES NO

Please explain _____

- Tax ID Number(s) of property Parcel ID: J-10-33-200-004

- Site Location - Property is located on (circle one) N **(S)** E W side of Geddes Road between Laforge and Prospect Roads.

- Legal Description of Property (please attach a separate sheet)
Where a metes and bounds description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor and shall correlate with the legal description.

Site Area (Acreage) and Dimensions 71.57 Acres +/-, 2,654' x 1,348'

- Are there any existing structures on the property? YES NO
Please explain: _____

PROPOSED LAND USE

- Residential Office Commercial Other

If other, please specify Single Family Residential development

- Number of units 40 units in Phase 1 (215 units Overall Development)
- Total floor area of each unit 40% max floor area ratio per lot
- Give a complete description of the proposed development.
215-lot single family residential development (40-lots Phase 1) with two access points to Geddes Rd and two connections into the adjacent Prospect Pointe development.

ESTIMATED COSTS

- Buildings and other structures N/A
- Site improvements Approx. \$2,328,567 (Phase 1)
- Landscaping Approx. \$1,484,455 (Phase 1)
- Total Approx. \$3,813,022 (Phase 1)

ESTIMATED DATES OF CONSTRUCTION

- Initial construction Spring 2024 (Phase 1)
- Project completion Dependant on Market (assume 7 year build out)
- Initial construction of phases (IF APPLICABLE) Spring 2024 (Phase 1)
- Completion of subsequent phases. (IF APPLICABLE) Phase 2-5 starts and completion to be driven by market conditions.
- Estimated date of first occupancy Spring 2025 (Phase 1)

IDENTIFY EACH DRAWING SUBMITTED BY NAME OF PLAN OR DRAWING, DATE AND DRAWING NUMBER (ATTACH ADDITIONAL SHEET IF NECESSARY)

See attached FSP Phase 1 Plans Set

APPLICANT INFORMATION

- APPLICANTS NAME Sam Eyde
Company Eyde Company
Address 2947 Eyde Parkway, Suite 200, East Lansing, MI 48823
Telephone Number 517.351.2480 Email sam.eyde@eydecompany.com

- PROPERTY OWNER'S NAME Same as applicant
Company _____
Address _____
Telephone Number _____ Email _____

- DEVELOPER'S NAME Same as applicant
Company _____
Address _____
Telephone Number _____ Email _____

- ENGINEER'S NAME Jared Kime
Company Atwell
Address Two Towne Square, Suite 700, Southfield, MI 48076
Telephone Number 248.447.2072 Email jkime@atwell-group.com

- ARCHITECT/PLANNER'S NAME Jared Kime
Company Atwell
Address Two Towne Square, Suite 700, Southfield, MI 48076
Telephone Number 248.447.2072 Email jkime@atwell-group.com

The applicant indicated on page 4 must sign this application. All correspondence regarding the application and plan will be directed to the applicant. If the applicant is not the property owner, the owner's signed consent must also be provided with this application.

APPLICANT'S DEPOSITION

I hereby depose and certify that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of my knowledge.

APPLICANT'S PRINTED NAME: Samuel C. Eyle
APPLICANT'S SIGNATURE [Signature] DATE 10-10-23
PROPERTY OWNER'S PRINTED NAME Samuel C. Eyle
PROPERTY OWNER'S SIGNATURE [Signature] DATE 10-10-23



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: October 15, 2020
March 2, 2021
November 7, 2023

**Final Site Plan Review Phase 1
For
Superior Township, Michigan**

| | |
|--------------------------|---|
| Applicant: | Eyde Company |
| Project Name: | The Meadows at Hawthorne Mill |
| Location: | SE Corner of Leforge Road and Geddes Road |
| Plan Date: | August 26, 2020 |
| Zoning: | PC, Planned Community |
| Action Requested: | Final Site Plan Approval |

PROJECT DESCRIPTION

The applicant has submitted a Final Site Plan for Phase 1 of a residential site condominium. The site received preliminary site plan approval in October 2020. The total development was approved with 215 single family homes on 71 acres. Phase 1 is a total of 39 units. Please note that the applicant is seeking final site plan approval for Phase 1. Future phases will be reviewed under separate final site plan reviews.

The site off Geddes Road is just west of Prospect Point West. The site is being designed with private roads that provide two (2) access points to Geddes Road. The site connects at two points with the adjacent Prospect Pointe West Development. In addition, there is a road stub for future development to the south. The site includes 0.85 acres of regulated wetlands and 0.36 acres of non-regulated wetlands.

This parcel was previously approved for a similar residential development in 2004, but construction and all of the previous entitlements and permits have since expired. The submitted

preliminary site plan is consistent including number of units and layout with the approved Area Plan for this site.

The proposed development will be serviced with public utilities. A sewer will connect from Leforge Road and the Prospect Pointe Development and water will be looped throughout the development from Geddes Road. Stormwater management will be handled with four (4) proposed detention ponds located throughout the development.

Aerial Photograph

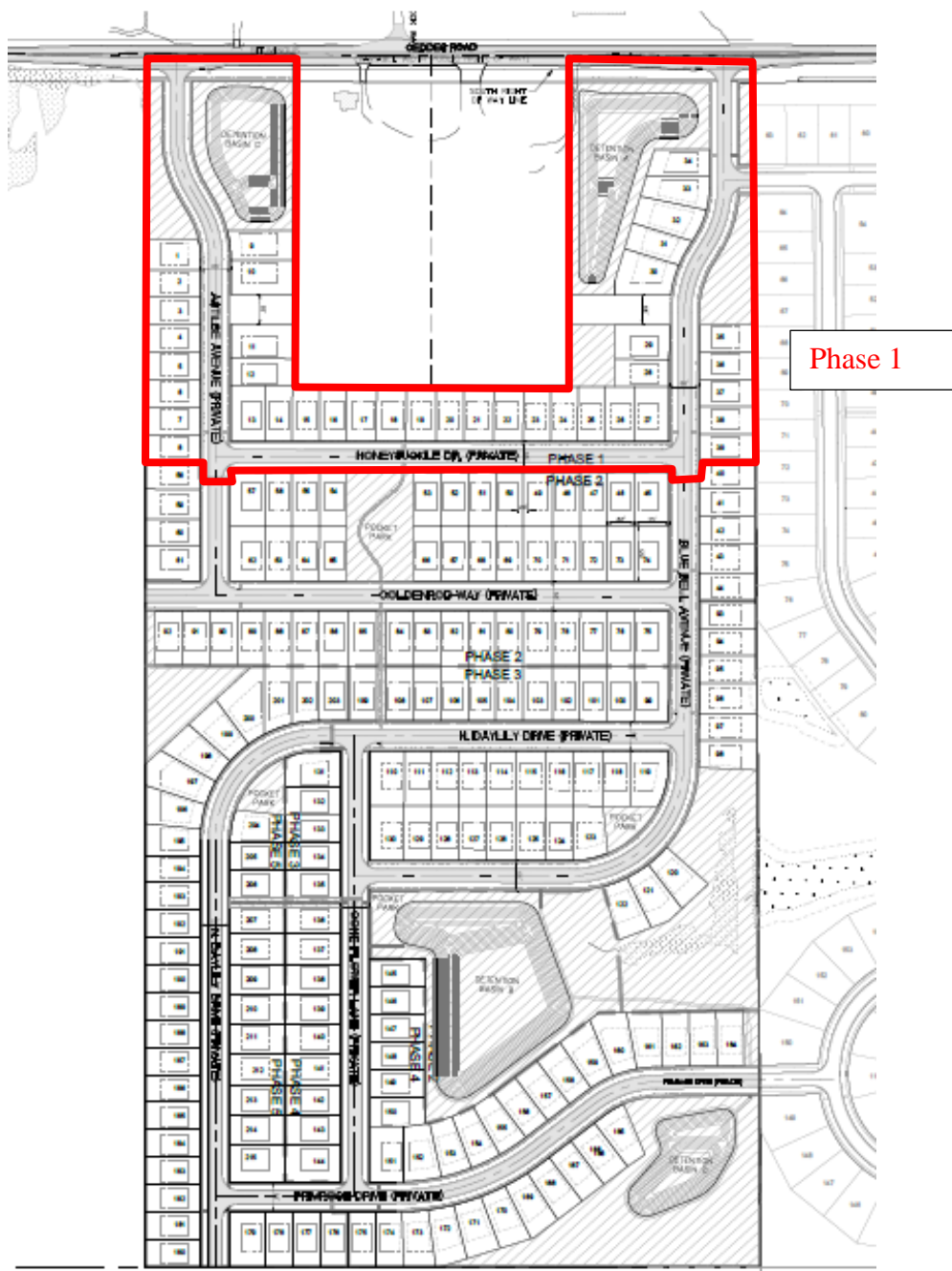


Items to be Addressed: None.

PHASING

Phase 1 is a total of 39 units, with two points of direct access off Geddes Road. Phase 1 also includes a connection to the Prospect Pointe West Development. From conversations with the applicant, site grading for the entire site will occur as part of Phase 1, but road, utility, and home construction will occur by phases as shown on sheet 11.

As set forth in the zoning ordinance, a phase shall not be dependent upon subsequent phases for safe and convenient vehicular and pedestrian access, adequate utility services, or open spaces and recreation facilities, and shall be capable of substantial occupancy, operation, and maintenance upon completion of construction and development. We defer to the Township Engineer regarding grading, road, and utility construction phasing.



Items to be Addressed: *Confirm with Township Engineer grading, road, and utility construction phasing.*

AREA, WIDTH, HEIGHT, SETBACKS

The following table summarizes the density, placement, and height regulations for the site plan associated with this use. The table will use the typical or smallest dimensions provided for any lot.

Density, Placement, and Height Regulations

| | Required | Provided | Compliance |
|--|---------------------|--|--|
| Lot Area Per Dwelling Unit | 7,200 Square Feet | 7,200 Square Feet | Complies |
| Lot Width | 60 Feet | 60 Feet | Complies |
| Front Setback | 25 Feet | 25 Feet | Complies |
| Side Setback | 6 Feet and 16 Total | 6 Feet and 16 Feet Total | Complies |
| Rear Setback | 35 Feet | 35 Feet | Complies |
| Ground Floor Coverage | 25% Max | Confirmed through building permit review | Confirmed through building permit review |
| Floor area Ratio | 40% Max | Confirmed through building permit review | Confirmed through building permit review |
| Maximum Net Dwelling Unit Density | 4 | 3.03 | Complies |
| Building Height | 35 Feet/2.5 Stories | Confirmed through building permit review | Confirmed through building permit review |

The plan meets the dimensional standards from Section 3.101 of the Zoning Ordinance.

Items to be Addressed: *None*

PRELIMINARY SITE PLAN APPROVAL

The preliminary site plan was approved by the Township Planning Commission on October 28, 2020. Please see our October 15, 2020, Memo for a detailed review of the preliminary site plan. At the October 28, 2020, meeting the Planning Commission approved the preliminary site plan with the following items to be submitted as part of the final site plan:

1. Detailed grading plan

The applicant has submitted a detailed grading plan that shows site grading for the entire site. We defer to the Township Engineer regarding the review of the grading plan.

2. Detailed tree inventory and mitigation

The site includes woodlands. The applicant is required to mitigate for the impact on this site but also impact on the site to the west, as they are impact trees on that site in order to install utilities to Leforge. The applicant has provided a tree survey and woodland replacement for the developmental impacts.

Onsite Mitigation Requirements:

For the total site, the applicant will remove 189 woodland trees, and 33 landmark trees, requiring a total of 979 replacement trees.

| ONSITE TREE REMOVAL/REPLACEMENT CALCULATION | | |
|---|---------|--------------------------------|
| REGULATED 8"-12" TREES REMOVED | 138 : | 138 REPLACEMENT TREES REQUIRED |
| REGULATED 12.1"-16" TREES REMOVED | 43 : | 129 REPLACEMENT TREES REQUIRED |
| REGULATED 16.1" & GREATER TREES REMOVED | 8 : | 48 REPLACEMENT TREES REQUIRED |
| TOTAL NUMBER OF PROTECTED REGULATED TREES REMOVED | 189 : | 315 REPLACEMENT TREES REQUIRED |
| TOTAL NUMBER OF LANDMARK TREES REMOVED | 33 | |
| TOTAL LANDMARK DBH REMOVED (INCHES) | 663.5 : | 664 REPLACEMENT TREES REQUIRED |
| TOTAL NUMBER OF REPLACEMENT TREES | | 979 TREES |
| TOTAL NUMBER OF REGULATED TREES ONSITE | 372 | |
| TOTAL NUMBER OF REGULATED TREES REMOVED | 222 | |
| TOTAL NUMBER OF REGULATED TREES PRESERVED | 150 | |
| PERCENTAGE OF REGULATED TREES PRESERVED | 40% | |

Offsite Mitigation Requirements:

In order to install utilities, the applicant will remove 84 woodland trees, and 31 landmark trees, requiring a total of 771 replacement trees.

| OFFSITE TREE REMOVAL/REPLACEMENT CALCULATION | | |
|---|---------|--------------------------------|
| REGULATED 8"-12" TREES REMOVED | 63 : | 63 REPLACEMENT TREES REQUIRED |
| REGULATED 12.1"-16" TREES REMOVED | 19 : | 57 REPLACEMENT TREES REQUIRED |
| REGULATED 16.1" & GREATER TREES REMOVED | 2 : | 12 REPLACEMENT TREES REQUIRED |
| TOTAL NUMBER OF PROTECTED REGULATED TREES REMOVED | 84 : | 132 REPLACEMENT TREES REQUIRED |
| TOTAL NUMBER OF LANDMARK TREES REMOVED | 31 | |
| TOTAL LANDMARK DBH REMOVED (INCHES) | 638.5 : | 639 REPLACEMENT TREES REQUIRED |
| TOTAL NUMBER OF REPLACEMENT TREES | | 771 TREES |
| TOTAL NUMBER OF REGULATED TREES ONSITE | 265 | |
| TOTAL NUMBER OF REGULATED TREES REMOVED | 115 | |
| TOTAL NUMBER OF REGULATED TREES PRESERVED | 150 | |
| PERCENTAGE OF REGULATED TREES PRESERVED | 57% | |

The total number of trees required for replacement is 1,750 trees.

Overall Woodland Mitigation Replacement

OVERALL LANDSCAPE REQUIREMENTS

1. STREET TREES:

- REQUIREMENT: 2 PER LOT OR A MAXIMUM OF 60' ON CENTER
- REQUIRED: 2 X 215 = 430 TREES
- PROVIDED: 482 TREES

2. GREENBELT BUFFER:

- 1 TREE AND 3 SHRUBS PER 15' OF GREENBELT LENGTH.
- MIN. WIDTH = 10'
- MIN. 3' HIGH BERM
- SITE REQUIREMENT:
 - GEDDES RD BUFFER (WEST) = $(260LF/15)$ = 18 TREES AND 54 SHRUBS
 - GEDDES RD BUFFER (EAST) = $(338LF/15)$ = 23 TREES AND 69 SHRUBS
- PROVIDED:
 - GEDDES RD BUFFER (WEST) = 18 TREES AND 54 SHRUBS
 - GEDDES RD BUFFER (EAST) = 23 TREES AND 69 SHRUBS

3. WOODLAND REPLACEMENT:

- REQUIRED ONSITE REPLACEMENT TREES = 979 TREES
- REQUIRED OFFSITE REPLACEMENT TREES = 771 TREES
- TOTAL REQUIRED REPLACEMENT TREES = 1,750 TREES
- REPLACEMENT TREES PROVIDED = $(482 + 199)$ 681 TREES
- PAYMENT INTO TREE FUND = $(1,750 - 681)$ 1,069 TREES

As set forth in section 14.05.F.5, required site landscaping may account for up to 50% of the required mitigation. The applicant proposes to plant a total of 201 replacement trees, leaving a total payment of 1,069 trees into the tree fund. The applicant should provide a cost estimate of the requirement mitigation to be paid into tree fund.

3. Detailed lighting plan

The applicant notes that they are not proposing any site lighting.

4. Building floor plans and elevations

As required in Section 10.07 Required Site Plan Information, the applicant did not provide building floor plans or elevations. However, they note that they are not developing the site but rather selling off lot(s) to a future home builder. The Planning Commission should place a condition that all future homebuilders will be required to submit floor plans and elevations for review by the Planning Commission.

5. Outside agency approvals including Water Resource Commission, Road Commission, and EGLE

All required outside agency approvals have been obtained.

6. All comments noted in Township Engineer, OHM, October 21, 2020 review memo

We defer to the Township Engineer regarding the applicant addressed the outstanding items in the October 21, 2020 memo.

SUMMARY

We recommend final site plan approval of Phase 1 with the following conditions:

1. Provide a cost estimate of the requirement woodland mitigation to be paid into tree fund. Once fund number is agreed upon with the township, the applicant shall pay amount to the Township.
2. All future homebuilders will be required to submit floor plans and elevations for review by the Planning Commission.



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

cc: Ken Schwartz, Township Supervisor
Lynette Findley, Township Clerk
Laura Bennett, Planning Coordinator
George Tsakoff, Township engineer

November 9, 2023

CHARTER TOWNSHIP OF SUPERIOR

3040 N. Prospect Road
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **The Meadows at Hawthorne Mill – Phase 1
Final Site Plan – Review No. 1
OHM Job No. 0140-20-1010**

Dear Ms. Findley,

On behalf of the Township, we have reviewed the Final Site Plan submittal for Phase 1 on the above referenced project, dated October 12, 2023, and submitted to the Township on October 16, 2023. In our opinion, this plan is ready for consideration by the Planning Commission at their November meeting regarding Final Site Plan approval.

The site plan materials are for Phase 1 of a new single-family residential development with associated site improvements, which include a total of 40 lots/units (215 lots are proposed for the full development). The Phase 1 of the overall development is comprised of construction of the roads and infrastructure items to directly serve those units, extension of a sanitary sewer from LeForge Road across the neighboring property to the west needed to service Phase 1, and mass grading of the entire site. The site is in the northwest quarter of Section 33 on the south side of Geddes Road, east of LeForge Road, directly west of the proposed Prospect Point West Site Condominium development.

We do offer the following detailed comments to be addressed by the Applicant's Engineer during a resubmittal of the Phase 1 plans for engineering approval to OHM Advisors, which can be reviewed administratively.

Plan Comments

1. The Cover Sheet (sheet no. 1) notes use of two 8" x 16" tapping sleeve and valves (TS&V) and some plan sheets such as the Existing Conditions & Demolition Plan (sheet no. 3) notes that the existing Geddes Road water main is 16". The existing Geddes Road water main is a 12" AC (asbestos cement) water main as noted on the Overall Utility Plan (sheet no. 32). References to the existing Geddes Road water main should be consistently noted as a 12" AC water main.
2. Cross-hatched areas indicating "general common elements" in the site condominium are listed in the legend on the Layout Plans (sheet nos. 15-17). The symbology is also used on the Soil Erosion & Sedimentation Control Plans (sheet nos. 10-12) but is not listed on the legend and should be included on the legend for those plan sheets.
3. The following note should be added to the Geddes Rd. MDOT Details plan (sheet no. 28) and the Details plan (sheet no. 54), "CONTRACTOR RESPONSIBLE TO USE THE MOST CURRENT MDOT DETAILS AND SPECIFICATIONS, AS APPLICABLE."



Permits and Other Agency Approvals

4. A Part 303 Wetland Permit from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for disturbance of regulated wetlands has been approved and was issued on December 6, 2022.
5. A Part 41 Permit for Construction of Wastewater Systems (sanitary sewers) has been approved and was issued by EGLE on October 3, 2023.
6. An application for a Public Act 399 Permit for Water Supply Systems (water mains) construction was submitted to EGLE on June 23, 2023. Though this permit has not yet been approved and issued by EGLE, we are reasonably assured that it will be approved and can be confirmed prior to the scheduling of a pre-construction meeting for Phase 1.
7. During the Preliminary Site Plan process for this development in 2020, a Traffic Impact Study for the overall development was submitted to the Washtenaw County Road Commission (WCRC). The WCRC determined that mitigation measures are required for this development.

A center left-turn lane is to be added to Geddes Road to service the two private road connections from the development to Geddes Road. The most recent correspondence from WCRC received by OHM is an email dated September 19, 2023, indicating that the plans for the private road connections and improvements in the Geddes Road right-of-way have been approved.

Mitigation measures are also required at the intersection of Geddes Road and Prospect Road east of the development with the addition of a dedicated right-turn lane for the eastbound (Geddes) and southbound (Prospect) approaches. The most recent correspondence from WCRC related to these plans received by OHM is an email dated October 16, 2023, which included seven comments to be addressed by the Applicant. The Applicant has been working with the WCRC regarding these improvements and approval of these plans is reasonably assured and can be confirmed prior to the scheduling of a pre-construction meeting for Phase 1.

8. The stormwater management design plans dated June 5, 2023, for the full development were reviewed by the Washtenaw County Water Resources Commission (WCWRC) and found to be technically correct as noted in their review letter dated June 28, 2023.
9. The soil erosion and sedimentation control (SESC) measures on the site plan should meet the requirements of the WCWRC Standards.

We understand that the Applicant has applied for an SESC Permit for the site development, but issuance of the permit cannot occur until payment of a performance guarantee. The Applicant is waiting to pay the performance guarantee until closer to the start of construction. We are reasonably assured that this permit will be issued and can be confirmed prior to the scheduling of a pre-construction meeting for Phase 1.

A separate SESC Permit for the Geddes/Prospect Intersection Improvements has been approved and was issued by WCWRC on 6/15/2023.



If you have any questions regarding our review, please feel free to contact me at (734) 466-4585, or George Tsakoff at (734) 466-4439.

Sincerely,
OHM Advisors

Cresson Sloten, P.E.

Cc: Ken Schwartz, Township Supervisor (via email)
Bill Balmes, CBO, Building Dept (via email)
Laura Bennett, Planning Coordinator (via email)
Ben Carlisle, Twp Planning Consultant (via email)
Paul Montagno, CWA (via email)
George Tsakoff, Principal, OHM (via email)
File

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CHARTER TOWNSHIP OF SUPERIOR FIRE DEPARTMENT

FIRE MARSHAL DIVISION

7999 Ford Rd, Ypsilanti, MI 48198

November 7, 2023

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

RE: Final Site Plan
Project Name: The Meadows at Hawthorne Mill
Project Location: Section 33 Town 2 south, Range 7 East, Superior
Twp., Washtenaw County, MI
Plan Date: 10/12/2023
Project Job Number: 19004443
Applicable Codes: IFC 2015
Engineer: Atwell
Engineer Address: Two Towne Square, Suite 700 Southfield MI 48076

Status of Review

Status of review: Approved as Submitted

Pages 51 were reviewed.

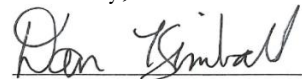
Site Coverage - Hydrants

Comments: Meets IFC 2015 pages 51

Site Coverage - Access

Comments: Meets IFC 2015 Section D 107.

Sincerely,



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