

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
JUNE 28, 2023  
APPROVED MINUTES  
Page 1 of 4**

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.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
JUNE 28, 2023  
APPROVED MINUTES  
Page 2 of 4**

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.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
JUNE 28, 2023  
APPROVED MINUTES  
Page 3 of 4**

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.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
JUNE 28, 2023  
APPROVED MINUTES  
Page 4 of 4**

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  
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