

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
SEPTEMBER 27, 2023  
APPROVED MINUTES  
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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, 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.

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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.

Regarding density, Commissioner Gardner stated although that there might be some confusion in the Master Plan about the density, there is clarity in the Future Land Use Plan that the maximum density is four units per acre, and he would not support any deviation. Eligibility for a density bonus would have to be earned.

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

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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.

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.

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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.

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

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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.

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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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  
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