

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
NOVEMBER 15, 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, 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 October 25, 2023 Regular Meeting

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

6. CITIZEN PARTICIPATION

Jerry Clifton, 8692 Pine Court, explained traffic concerns in the area, mostly along Stephens Drive, where speeding is occurring. He noted that residents have had three petitions for speed bumps, all of which were denied, as the Washtenaw County Road Commission stated the petitions did not meet the criteria for speed bumps. Mr. Clifton noted there were two accidents in the last week. As of last week, there were two accidents and people are speeding and there are cars parked on the streets.

Commissioner Gardner stated this request seems reasonable. He asked if the Planning Commission could request the Board to examine it.

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Commissioner Findley stated the issue had been reviewed by the Board previously. She asked the Planning Commission to write a letter in support of the speed bumps to the Board of Trustees.

Motion by Commissioner Findley, supported by Commissioner Sanii-Yahyai to draft a letter from the Planning Commission to the Board of Trustees requesting support in the installation of speed bumps on Stephens Drive.

Roll Call Vote:

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

The motion carried.

Robert Penny, 8623 Pine Court, explained there is a large sinkhole in the Court that keeps spreading and no one has come out to check it and patch it.

Commissioner Findley noted the Utilities Department would come out and determine what repairs were needed.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

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.

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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

Commissioner Gardner stated at the last meeting staff was directed to draft a resolution of denial.

Vern Woodard, 4891 Napier Court, stated his opposition to the rezoning.

Motion by Commissioner Findley supported by Commissioner Brennan to adopt the Resolution of Denial for STPC 23-06 Plymouth-Ann Arbor & Napier Road Rezoning Parcel ID J-10-01-100-022, Proposed Rezoning from R-1 to C-2 and forward Resolution to the Township Board.

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

- A. STPC 21-01 The Meadows at Hawthorne Mill Final Site Plan

Jared Kime, Atwell, was present to answer any questions.

Benjamin Carlisle reviewed the Planner's Report dated November 7, 2023.

Commissioner Gardner discussed the ability of developers to deposit money into the Township tree fund in lieu of planting replacement trees at the development. He inquired if there is enough of an incentive for the developer to minimize the cutting of trees, or if the price is set by the developer. He added, if the price is low enough, there's no incentive for the developer to replace any trees.

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Mr. Carlisle stated that the applicant will provide a cost estimate and the Township and will agree or disagree with their calculations. Mr. Carlisle added that the estimate will also be reviewed by the landscape architect.

Mr. Kime stated that the goal is to remove the least number of trees necessary. He went on to state that two street trees per lot is required and space to place a replacement tree runs out quickly.

Commissioner Findley asked if the tree fund would be placed up front.

Mr. Carlisle confirmed money into the tree fund is owed up front. He added that 50% of the mitigation can be placed into landscaping.

Commissioner Sanii-Yahyai noted in the application there are 40 units mentioned, but the Carlisle Wortman report mention 39.

It was determined that there are 40 lots planned for Phase 1.

Commissioner Steele asked if the land is being developed by one builder.

Mr. Kime replied that ideally the whole phase would be sold to one builder.

Commissioner Steele asked if Engineering was satisfied with the slopes shown on the plan.

Mr. Tsakoff replied yes, OHM and WCRC have reviewed and approved the plan.

Commissioner Gardner asked if the 17 acres of open space includes general common elements.

Mr. Kime showed Commissioners the crosshatched area on the overall layout plan, which depicts the open space. He added it is anything outside of the private lots and roadways, but he was unsure if it includes the ponds.

Mr. Carlisle stated open space does not typically include detention ponds unless it is a natural feature.

Commissioner Gardner stated one of the sheets mentions slopes 10-13 degrees in the southern part of the site.

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Mr. Kime noted there is a steep slope that is on the south end of the property adjacent to the Prospect Pointe West Property.

Commissioner Gardner wanted to make sure the applicant is mindful of the Zoning Ordinance requirements.

George Tsakoff reviewed the Engineer's Report dated November 9, 2023.

It was noted there will be an overall soil erosion permit until the disturbed site area is stabilized. At that point there will be individual lot permits.

Commissioner Steele asked if the center lane on Geddes Road, west of Prospect Road, is being changed.

Mr. Kime explained a right hand turn lane will be added to southbound Prospect Road north of Geddes Road and the center turn lane will be extended.

Commissioner Findley inquired about the completion date goal.

Mr. Kime noted depending on the building, the goal is for Phase 1 to begin in spring or summer of 2024.

Commissioner Gardner inquired about the price point.

Mr. Kime replied it will depend on the builder.

Commissioner Steele asked how the Washtenaw County Road Commission determines that the applicant needs to do road improvements and not neighboring Prospect Pointe West, for example.

Mr. Tsakoff replied it is partly because The Meadows submitted after Prospect Pointe West, and because of the two approaches on Geddes Road.

Commissioner Gardner noted that there is a Fire Marshal review letter included in the packet. However, the Fire Marshal did not have any concerns.

Motion by Commissioner Findley supported by Commissioner Brennan to approve the Final Site Plan for Phase 1 of STPC 21-01 The Meadows at

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Hawthorne Mill Final Site Plan for 40 homes with the following conditions:

1. Provide a cost estimate of the requirement woodland mitigation to be paid into tree fund. Once a fund number is agreed upon with the Township, the applicant shall pay the amount to the Township.
2. All future homebuilders will be required to submit floor plans and elevations for review and approval by the Planning Commission.
3. Address all items in the Township Engineers November 9, 2023 review.

Roll Call Vote:

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

The motion carried.

12. POLICY DISCUSSION

None.

13. ADJOURNMENT

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

Motion Carried.

The meeting was adjourned at 7:51 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