

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION  
SUPERIOR TOWNSHIP HALL  
3040 N. PROSPECT, SUPERIOR TOWNSHIP, MI 48198  
AGENDA  
JANUARY 24, 2024  
7:00 p.m.**

1. CALL TO ORDER
2. ROLL CALL
3. DETERMINATION OF QUORUM
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES
  - A. Approval of the November 15, 2023, Regular Meeting Minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
9. REPORTS
  - A. Ordinance Officer Report
  - B. Building Department Report
  - C. Zoning Administrator Report
10. OLD BUSINESS
  - A. STPC 23-05 Brookwood Superior Area Plan Amendment
11. NEW BUSINESS
  - A. STPC 23-03 Garrett's Space Preliminary Site Plan
12. POLICY DISCUSSION
  - A. Adoption of the 2024 Meeting Schedule
  - B. Election of Officers for 2024
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 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

# **Superior Township Monthly Report** **October/November 2023**

## **Resident Complaints/ Debris:**

9678 Wexford- Stove on extension- **(Tagged)**

8619 Kingston Ct.- Wood on extension- **(Tagged)**

1079 Stamford Rd.- Boxes and Misc. on extension- **(Tagged)**

## **Grass Complaint:**

1576 Wiard Blvd.- Grass needs cutting- **(Tagged)**

## **Illegal Dumpings:**

Trash dumped on Gotfredson & Geddes Rd.

## **Vehicle Complaints:**

1194 Stamford Rd.- Wrecked vehicle on street- **(Moved)**

1666 Wiard Blvd.- Vehicle with no tags in driveway- **(Letter Sent)**

9075 Ascot Dr.- 2 vehicles with no tags in driveway- **(Letter Sent)**

9060 Ascot Dr.- White van with no tags- **(Letter Sent)**



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

Category	Estimated Cost	Permit Fee	Number of Permits
<b>Electrical</b>	<i>\$0.00</i>	<i>\$3,225.00</i>	<i>20</i>
<b>Mechanical</b>	<i>\$0.00</i>	<i>\$4,925.00</i>	<i>31</i>
<b>Plumbing</b>	<i>\$0.00</i>	<i>\$1,165.00</i>	<i>8</i>
<b>Res-Additions (Inc. Garages)</b>	<i>\$140,000.00</i>	<i>\$910.00</i>	<i>1</i>
<b>Res-New Building</b>	<i>\$1,137,517.00</i>	<i>\$7,394.00</i>	<i>2</i>
<b>Res-Other Building</b>	<i>\$106,066.00</i>	<i>\$807.00</i>	<i>5</i>
<b>Res-Other Non-Building</b>	<i>\$100,000.00</i>	<i>\$650.00</i>	<i>1</i>
<b>Res-Renovations</b>	<i>\$173,881.00</i>	<i>\$1,130.00</i>	<i>3</i>
<b>Totals</b>	<b><i>\$1,657,464.00</i></b>	<b><i>\$20,206.00</i></b>	<b><i>71</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>\$616,630.00</i>	<i>\$1,125.00</i>	<i>4</i>
<b>Com/Multi-Family Renovations</b>	<i>\$1,831,727.00</i>	<i>\$11,906.00</i>	<i>7</i>
<b>Com-Other Non-Building</b>	<i>\$47,832.00</i>	<i>\$516.00</i>	<i>5</i>
<b>Electrical</b>	<i>\$0.00</i>	<i>\$52,544.00</i>	<i>320</i>
<b>Mechanical</b>	<i>\$0.00</i>	<i>\$72,156.00</i>	<i>450</i>
<b>Plumbing</b>	<i>\$0.00</i>	<i>\$31,083.00</i>	<i>179</i>
<b>Res-Additions (Inc. Garages)</b>	<i>\$1,460,352.00</i>	<i>\$9,299.00</i>	<i>16</i>
<b>Res-Manufactured/Modular</b>	<i>\$259,000.00</i>	<i>\$2,850.00</i>	<i>19</i>
<b>Res-New Building</b>	<i>\$11,408,590.00</i>	<i>\$74,351.00</i>	<i>25</i>
<b>Res-Other Building</b>	<i>\$1,624,011.00</i>	<i>\$12,834.00</i>	<i>79</i>
<b>Res-Other Non-Building</b>	<i>\$457,077.00</i>	<i>\$3,428.00</i>	<i>18</i>
<b>Res-Renovations</b>	<i>\$1,993,191.00</i>	<i>\$13,372.00</i>	<i>40</i>
<b>Totals</b>	<b><i>\$19,698,410.00</i></b>	<b><i>\$285,464.00</i></b>	<b><i>1,162</i></b>

## MEMO

TO: Superior Charter Township Planning Commission

FROM: Laura Bennett, Planning & Zoning Administrator

RE: Planning & Zoning Department Report

DATE: January 19, 2024

### **Huron Dental**

A building permit application for Huron Denal has been received by the Township. Although the Building Official has begun review of the plans, a permit to begin work cannot be issued until a performance guarantee has been received.

### **Draft Master Plan**

At their meeting on November 15, 2023, the Planning Commission released the Draft Comprehensive Master Plan for a 63-day review period. A link to the Plan was mailed to all surrounding jurisdictions and placed on the Township's website.

A public hearing with the Planning Commission will be scheduled for February 28, 2024, at 7:00pm to receive comments from the public.

### **Zoning Board of Appeals**

The Zoning Board of Appeals (ZBA) has received two variance requests.

1. 5843 Vreeland Road - a variance to allow for an increase in ground floor coverage and floor area ratio in order to build an accessory structure.
2. 7116 E. Joy Road – a variance to allow for an accessory structure to be built in the side yard setback.

The ZBA public hearing has been scheduled for Wednesday, January 31, 2024, at 7:00pm Superior Township Hall.

## SITE PLAN REVIEW APPLICATION

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

**APPLICANT NAME** Garrett's Space (Attn: Scott Halpert)

**NAME OF PROPOSED DEVELOPMENT** Garrett's Space

**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 <sup>2</sup>
- Phase number of current application <sup>1</sup>
- Name and date of preliminary site plan approval

- \_\_\_\_\_
- Date of Previous Phase Approvals:
    - Phase #            Date
    - Phase #            Date
    - Phase #            Date
    - Phase #            Date

SEEKING ADDITIONAL APPROVAL FOR A CONDITIONAL USE  YES  NO

*Diana Bennett*  
Signature of the Clerk or Designee

11/30/2023  
Date of Receipt of Application

\$ 5,900  
Amount of Fee

**GENERAL INFORMATION**

- Name of Proposed Development Garrett's Space
- Address of Property 3900 Dixboro Road, Ann Arbor, MI, 48105
- 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 The Area Plan and rezoning of the property from A-2 to PC were approved by the Superior Twp Board of Trustees on August 21, 2023.

- Tax ID Number(s) of property J -10-07-200-010, J -10-07-200-011, J -10-07-200-012, J -10-07-200-013, J -10-07-200-014, J -10-07-200-015, J -10-07-200-016
- Site Location - Property is located on (circle one) N S(E)W side of Dixboro Road between M-14 and Warren 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**

- Are there any existing structures on the property?  YES  NO  
Please explain: One (1) existing single-family residential building with garage, and one (1) existing shed. All existing structures will remain.

**PROPOSED LAND USE**

- Residential       Office       Commercial       Other

If other, please specify Residential Support Center, Administrative Office, Creativity Studio

- Number of units All existing structures will remain and two new structures will be added, with a total of 22 beds (2 of the beds will be for overnight staff). \_\_\_\_\_
- Total floor area of each unit Total combined floor area of all buildings (existing and proposed): 19,277 SF
- Give a complete description of the proposed development.  
See attached Project Narrative.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ESTIMATED COSTS**

- Buildings and other structures \$5,500,000
- Site improvements \$1,300,000
- Landscaping \$175,000
- Total \$6,975,000

**ESTIMATED DATES OF CONSTRUCTION**

- Initial construction Spring 2024
- Project completion Fall 2025
- Initial construction of phases (IF APPLICABLE) All proposed improvements shown on this preliminary site plan, including the residential center and creativity studio with the associated drives, parking areas, and utility and landscaping improvements, will begin construction in Spring 2024. \_\_\_\_\_
- Completion of subsequent phases. (IF APPLICABLE) To be determined. Additional enrichment elements and outdoor recreation and gathering spaces will be constructed as funding allows.
- Estimated date of first occupancy Spring 2024

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

See attached Sheet Index.  
\_\_\_\_\_  
\_\_\_\_\_

**APPLICANT INFORMATION**

- APPLICANTS NAME Scott Halpert  
Company Garrett's Space  
Address 1400 Granger Avenue, Ann Arbor, MI, 48104  
Telephone Number 734-709-7684 Email scott@garrettsspace.org
- PROPERTY OWNER'S NAME Scott Halpert  
Company Garrett's Space  
Address 1400 Granger Avenue, Ann Arbor, MI, 48104  
Telephone Number 734-709-7684 Email scott@garrettsspace.org
- DEVELOPER'S NAME Scott Halpert  
Company Garrett's Space  
Address 1400 Granger Avenue, Ann Arbor, MI, 48104  
Telephone Number 734-709-7684 Email scott@garrettsspace.org
- ENGINEER'S NAME Candice Briere / Tom Covert  
Company Midwestern Consulting, LLC  
Address 3815 Plaza Drive, Ann Arbor, MI, 48108  
Telephone Number 734-995-0200 Email cmb@midwesternconsulting.com
- ARCHITECT/PLANNER'S NAME Alan Ricks / John Maher  
Company MASS Design Group  
Address 1 Chandler Street, Boston, MA, 02116  
Telephone Number 857-233-5788 Email jmaher@mass-group.org

**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: Scott Holpert - President/CEO - Garrett's *space*

APPLICANT'S SIGNATURE Scott Holpert DATE 10/29/23

PROPERTY OWNER'S PRINTED NAME \_\_\_\_\_

PROPERTY OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



**LEGAL DESCRIPTIONS**

(PER AMERICAN TITLE COMPANY OF WASHTENAW, COMMITMENT NO. 115015, COMMITMENT DATE: 06/22/2022)

**PARCEL I:**

Commencing at the North 1/4 corner of Section 7, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan; thence North 88°09'28" East 481.15 feet along the centerline of Warren Road; thence South 01°59'49" East 652.00 feet; thence South 02°49'01" East 606.58 feet to the POINT OF BEGINNING; thence South 75°36'30" West 84.81 feet; thence North 63°37'02" West 446.72 feet; thence North 28°47'56" West 175.86 feet; thence South 88°24'25" West 142.52 feet; thence South 87°08'25" West 622.90 feet; thence South 66°56'16" West 141.74 feet; thence 170.86 feet along the arc of a curve to the left with a radius of 150.00 feet and a chord which bears South 08°09'09" West 161.77 feet; thence South 24°19'30" East 228.93 feet; thence South 79°37'36" East 1,432.71 feet; thence North 02°49'01" West 386.11 feet to the POINT OF BEGINNING.

Parcel I is together with and subject to a non-exclusive easement for ingress, egress and public utility purposes described as follows:

Commencing at the Northwest corner of Section 7, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan; thence South 00°59'02" East 949.34 feet to the POINT OF BEGINNING; thence North 89°58'49" East 24.59 feet; thence 33.71 feet along the arc of a curve to the left with a radius of 167.00 feet and a chord which bears South 88°35'24" East 33.65 feet; thence North 78°25'36" East 51.94 feet; thence 155.05 feet along the arc of a curve to the right with a radius of 233.00 feet and a chord which bears South 82°30'33" East 152.21 feet; thence South 63°26'43" East 30.72 feet; thence 128.25 feet along the arc of curve to the right with a radius of 133.00 feet and a chord which bears South 35°49'14" East 123.34 feet; thence South 08°11'46" East 80.56 feet; thence 143.82 feet along the arc of a curve to the left with a radius of 117.00 feet and a chord which bears South 43°24'35" East 134.93 feet; thence South 78°37'25" East 38.59 feet; thence 65.32 feet along the arc of a curve to the right with a radius of 183.00 feet and a chord which bears South 68°23'53" East 64.97 feet; thence South 58°10'21" East 95.89 feet; thence 155.18 feet along the arc of a curve to the left with a radius of 117.00 feet and a chord which bears North 83°49'53" East 144.05 feet; thence North 45°50'07" East 45.53 feet; thence 40.95 feet along the arc of a curve to the right with a radius of 133.00 feet and a chord which bears North 54°39'18" East 40.78 feet; thence South 24°19'30" East 33.03 feet; thence South 79°37'36" East 70.33 feet; thence 36.88 feet along the arc of a curve to the right with a radius of 121.00 feet and a chord which bears South 73°43'20" West 36.74 feet; thence 39.71 feet along the arc of a curve to the left with a radius of 67.00 feet and a chord which bears South 62°48'52" West 39.13 feet; thence South 45°50'07" West 45.53 feet; thence 242.72 feet along the arc of a curve to the right with a radius of 183.00 feet and a chord which bears South 83°49'53" West 225.31 feet; thence North 58°10'21" West 95.89 feet; thence 41.76 feet along the arc of a curve to the left with a radius if 117.00 feet and a chord which bears North 68°23'53" West 41.54 feet; thence North 78°37'25" West 38.59 feet; thence 224.94 feet along the arc of a curve to the right with a radius of 183.00 feet and a chord which bears North 43°24'35" West 211.05 feet; thence North 08°11'46" West 80.56 feet; thence 64.61 feet along the arc of a curve to the left with a radius of 67.00 feet and a chord which bears North 35°49'14" West 62.13 feet; thence North 63°26'43" West 30.72 feet; thence 111.13 feet along the arc of a curve to the left with a radius of 167.00 feet and a chord which bears North 82°30'33" West 109.09 feet; thence South 78°25'36" West 55.75 feet; thence 47.02 feet along the arc of a curve to the right with a radius of 233.00 feet and a chord which bears North 89°41'48" West 46.94 feet; thence South 89°58'49" West 19.67 feet; thence North 00°59'02" West 66.00 feet to the POINT OF BEGINNING.

PARCEL II:

Commencing at the Northwest corner of Section 7, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan; thence South 00°59'02" East 449.29 feet; thence North 89°40'15" East 575.11 feet to the POINT OF BEGINNING; thence South 25°32'08" East 530.06 feet; thence North 66°56'16" East 141.74 feet; thence North 87°08'25" East 622.90 feet; thence North 09°20'43" West 230.33 feet; thence South 89°08'28" West 103.71 feet; thence North 22°14'32" West 220.57 feet; thence North 42°43'10" West 322.72 feet; thence North 89°02'44" West 96.09 feet; thence South 47°33'36" West 409.14 feet; thence South 89°40'15" West 139.49 feet to the POINT OF BEGINNING.

PARCEL III:

Commencing at the Northwest corners of Section 7, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan; thence South 00°59'02" East 449.29 feet to the POINT OF BEGINNING; thence North 89°40'15" East 575.11 feet; thence South 25°32'08" East 530.06 feet; thence 170.86 feet along the arc of a curve to the left with a radius of 150.00 feet and a chord which bears South 08°09'09" West 161.77 feet; thence South 24°19'30" East 43.64 feet; thence North 85°20'39" West 342.12 feet; thence South 00°40'22" East 186.56 feet; thence 178.07 feet along the arc of a curve to the right with a radius of 150.00 feet and a chord which bears North 42°12'18" West 167.80 feet; thence North 08°11'46" West 80.56 feet; thence 96.43 feet along the arc of a curve to the left with a radius of 100.00 feet and a chord which bears North 35°49'14" West 92.74 feet; thence North 63°26'43" West 30.72 feet; thence 133.09 feet along the arc of a curve to the left with a radius of 200.00 feet and a chord which bears North 82°30'33" West 130.65 feet; thence South 78°25'36" West 53.92 feet; thence 41.87 feet along the arc of a curve to the right with a radius of 200.00 feet and a chord which bears North 89°14'28" West 41.80 feet; thence South 89°58'49" West 22.05 feet; thence North 00°59'02" West 533.66 feet to the POINT OF BEGINNING

PARCEL IV:

Commencing at the Northwest corners of Section 7, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan; thence South 00°59'02" East 982.34 feet to the POINT OF BEGINNING; thence North 89°58'49" East 22.05 feet; thence 41.87 feet along the arc of a curve to the left with a radius of 200.00 feet and a chord which bears South 89°14'28" East 41.80 feet; thence North 78°25'36" East 53.92 feet; thence 133.09 feet along the arc of a curve to the right with a radius of 200.00 feet and a chord which bears South 82°30'33" East 130.65 feet; thence South 63°26'43" East 30.72 feet; thence 96.43 feet along the arc of a curve to the right with a radius of 100.00 feet and a chord which bears South 35°49'14" East 92.47 feet; thence South 08°11'46" East 80.56 feet; thence 178.07 feet along the arc of a curve to the left with a radius of 150.00 feet and a chord which bears South 42°12'18" East 167.80 feet; thence North 00°40'22" West 186.56 feet; thence South 85°20'39" East 342.12 feet; thence South 24°19'30" East 185.29 feet; thence 29.52 feet along the arc of a curve to the left with a radius of 100.00 feet and a chord which bears South 54°17'30" West 29.41 feet; thence South 45°50'07" West 45.53 feet; thence 45.44 feet along the arc of a curve to the right with a radius of 150.00 feet and a chord which bears South 54°30'48" West 45.27 feet; thence South 16°42'39" West 559.67 feet; thence North 48°59'02" West 360.35 feet; thence South 89°00'58" West 110.00 feet; thence North 44°00'48" West 319.99 feet; thence North 00°59'02" West 456.39 feet to the POINT OF BEGINNING.

PARCEL V:

Commencing at the Northwest corners of Section 7, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan; thence South  $00^{\circ}59'02''$  East 1,438.73 feet to the POINT OF BEGINNING; thence South  $44^{\circ}00'58''$  East 319.99 feet; thence North  $89^{\circ}00'58''$  East 110.00 feet; thence South  $48^{\circ}59'02''$  East 360.35 feet to the POINT OF BEGINNING; thence North  $16^{\circ}42'39''$  East 559.67 feet; thence 45.44 feet along the arc of a curve to the left with a radius of 150.00 feet and a chord which bears North  $54^{\circ}30'48''$  East 45.27 feet; thence North  $45^{\circ}50'07''$  East 45.53 feet; thence 29.52 feet along the arc of a curve to the right with a radius 100.00 feet and a chord which bears North  $54^{\circ}17'30''$  East 29.41 feet; thence South  $79^{\circ}37'36''$  East 407.50 feet; thence South  $04^{\circ}56'00''$  West 876.71 feet; thence North  $70^{\circ}37'31''$  West 341.00 feet; thence North  $48^{\circ}59'02''$  West 339.65 feet to the POINT OF BEGINNING.

PARCEL VI:

Commencing at the North  $1/4$  corner of Section 7, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan; thence North  $88^{\circ}09'28''$  East 481.15 feet along the centerline of Warren Road; thence South  $01^{\circ}58'49''$  East 652.00 feet; thence South  $02^{\circ}49'01''$  East 1,710.09 feet; thence South  $88^{\circ}57'38''$  West 563.16 feet to the POINT OF BEGINNING; thence North  $02^{\circ}49'01''$  West 831.70 feet; thence North  $79^{\circ}37'36''$  West 448.29 feet; thence South  $04^{\circ}56'00''$  West 876.71 feet; thence South  $70^{\circ}37'31''$  East 137.31 feet; thence North  $88^{\circ}57'38''$  East 427.78 feet to the POINT OF BEGINNING.

PARCEL VII:

Commencing at the North  $1/4$  corner of Section 7, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan; thence North  $88^{\circ}09'28''$  East 481.15 feet along the centerline of Warren Road; thence South  $01^{\circ}59'49''$  East 652.00 feet; thence South  $02^{\circ}49'01''$  East 992.69 feet to the POINT OF BEGINNING; thence North  $79^{\circ}37'36''$  West 578.10 feet; thence South  $02^{\circ}49'01''$  East 831.70 feet; thence North  $88^{\circ}57'38''$  East 563.16 feet; thence North  $02^{\circ}49'01''$  West 717.40 feet to the POINT OF BEGINNING.

PARCEL VII described for tax purposes as:

Commencing at the Northwest corner of Section 7; thence South  $00^{\circ}59'02''$  East 1,438.73 feet; thence South  $44^{\circ}00'58''$  East 319.99 feet; thence North  $89^{\circ}00'58''$  East 110.00 feet; thence South  $48^{\circ}59'02''$  East 700.00 feet; thence South  $70^{\circ}37'31''$  East 478.31 feet; thence North  $88^{\circ}57'38''$  East 427.78 feet to the POINT OF BEGINNING; thence continuing North  $88^{\circ}57'38''$  East 563.16 feet; thence North  $02^{\circ}49'01''$  West 717.40 feet; thence North  $79^{\circ}37'36''$  West 578.10 feet; thence South  $02^{\circ}49'01''$  East 831.70 feet to the POINT OF BEGINNING. Part of the Northwest  $1/4$  of Section 7, Town 2 South, Range 7 East.

**OVERALL LEGAL DESCRIPTION**

Commencing at the N.W. corner of fractional Section 7, T2S, R7E, Superior Township, Washtenaw County, Michigan, thence S 00° 59' 02" E 448.68 feet along the west line of said Section 7 and the center line of Dixboro Road to the POINT OF BEGINNING,

thence N 89° 40' 15" E 714.60 feet,  
thence N 47° 33' 36" E 409.14 feet,  
thence S 89° 02' 44" E 96.09 feet,  
thence S 42° 43' 10" E 322.72 feet,  
thence S 22° 14' 32" E 220.57 feet,  
thence N 89° 08' 28" E 103.71 feet,  
thence S 9° 20' 43" E 230.33 feet,  
thence N 88° 24' 25" E 142.52 feet,  
thence S 28° 47' 56" E 175.86 feet,  
thence S 63° 37' 02" E 446.72 feet,  
thence N 75° 36' 30" E 84.41 feet,  
thence S 2° 49' 01" E 1103.51 feet,

thence along the northerly right of way line of M-14 expressway in the following five (5) courses:

S 88° 57' 38" W 990.94 feet,  
N 70° 37' 31" W 478.31 feet,  
N 48° 59' 02" W 700.00 feet,  
S 89° 00' 58" W 110.00 feet,  
N 44° 00' 58" W 320.00 feet,

thence N 00° 59' 02" W 990.05 feet along the west line of said Section 7 and the center line of Dixboro Road to the POINT OF BEGINNING, being a part of the N 1/2 of said Section 7, T2S, R7E, Superior Township, Washtenaw County, Michigan, containing 76.97 acre of land more or less, subject to the rights of the public over the west 33.00 feet thereof as occupied by Dixboro Road, subject to easements or restrictions of record, if any.



## MEMORANDUM

RE: Garrett's Space, 3900 Dixboro Road – Project Narrative

DATE: November 29, 2023

Garrett's Space is requesting the necessary approvals and permits to allow for a Planned Community at 3900 Dixboro Road. The goal of Garrett's Space is to create a holistically focused residential center in the community for young adults struggling with depression and anxiety (referenced in this Memo as "guests"). The facility will have primarily a non-medical and non-institutional focus, and will offer support for families; support groups for guests with peers; other support and experiential activities for guests, such as fitness, mindfulness, yoga, cooking, dance, art, music, journaling, gardening, massage and poetry; social gatherings and activities; telehealth access to existing therapists; and possible individual and/or group therapy. Outdoor amenities will include active and passive recreation areas, a gathering area with fire pit, gardens and therapeutic animals, and walking trails.

The existing site is comprised of seven parcels that total 76.97 acres, and all seven parcels will be combined into one parcel at the conclusion of the site plan process for this project. The Area Plan and rezoning to PC: Planned Community for all seven parcels were approved by the Superior Township Board of Trustees on August 21, 2023. The site currently includes a private residence with garage and an existing shed. All existing structures are to remain. The house and garage will be renovated as needed to accommodate administrative offices, family support, support groups with peers, and activities for guests, such as art, journaling, poetry, mindfulness, cooking, movement, and social gatherings and activities. Proposed improvements for this phase include construction of a new 10,101 SF residential center and 2,119 SF creativity studio, as well as areas for recreation, gardening, and other outdoor activities. New parking areas, storm water management system, septic fields, well, and landscaping improvements are also proposed. The great majority of the site, including the area surrounding the relatively small area described above on which improvements will be located, will be preserved as natural features/open space areas.

One new well will be added to provide water to the proposed buildings, and the existing well will continue to be utilized to provide water to the existing building. The existing septic field will be expanded to service the existing building as well as the proposed buildings. Access to the site will be provided via the existing curb cut on Dixboro Road, which will be upgraded to include acceleration/deceleration tapers as required by the Washtenaw County Road Commission.

A phased approach is planned for development of the overall facility. Phase one will include use of the existing house for administrative offices and day programming. No overnight guests will stay at the house as part of the initial phase. Phase two will include construction of the residential center and creativity studio with the associated drives, parking areas, and utility and landscaping improvements. Expanded day programming and opportunities for overnight guests will be offered as a part of this phase. Additional enrichment elements, including the barn for gardening and therapeutic animals, and outdoor recreation and gathering spaces, will be constructed in the final phase as funding allows. An approximate timeline for the proposed improvements is as follows: Use of the existing house and will begin as soon as possible once the necessary approvals and modifications have been completed, approximately Spring 2024. Construction of the residential center, creativity studio, and related improvements will begin in Spring/Summer 2024 and take approximately a year and a half to complete. The facility will operate for approximately one year with day programming only before transitioning to the full residential program.

At full build-out, the facility will be able to accommodate 30 guests, 15-20 of whom will stay as residents for 2 to 4-week periods, with the remaining participating in day programming and support services. The facility is expected to employ 18 people, including 2 overnight employees.



## MEMORANDUM

RE: Garrett's Space, 3900 Dixboro Road – Preliminary Site Plan Sheet Index

DATE: November 29, 2023

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<u>SHEET NUMBER</u>	<u>SHEET NAME</u>
01	Cover Sheet
02	Overall Existing Conditions Plan
03	Enlarged Existing Conditions Plan
04	Enlarged Existing Conditions Plan and Tree List
05	Legal Descriptions
06	Natural Features Plan
07	Overall Removals Plan
08	Enlarged Removals Plan
09	Dimensional Layout Plan
10	Enlarged Layout Plan
11	Entrance Plan
12	Entrance Grading and Details
13	Overall Grading Plan
14	Enlarged Grading Plan
15	Utility Plan
16	Overall Storm Water Management Plan
17	Enlarged Storm Water Management Plan
18	Storm Water Management Calculations
19	Site Details
20	Fire Protection Plan
L.103	Planting Plan
L.200	Sections
A2.01	Overall Elevations – Residential Building
A2.02	Overall Elevations – Residential Building
A2.03	Overall Elevations – Creativity Studio
A2.13	Unrolled Elevations – Residential Building
A2.14	Unrolled Elevations – Residential Building
A2.15	Unrolled Elevations – Residential Building
A2.16	Unrolled Elevations – Creativity Studio
A.201	Existing Building Elevation Images



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: January 11, 2024

**Preliminary Site Plan Review  
For  
Superior Township, Michigan**

<b>Applicant:</b>	Scott Halpert
<b>Project Name:</b>	Garretts Space
<b>Location:</b>	3900 Dixboro Road
<b>Plan Date:</b>	November 30, 2023
<b>Current Zoning:</b>	PC, Planned Community District
<b>Action Requested:</b>	Site Plan Approval

**PROJECT DESCRIPTION**

A preliminary site plan application has been submitted to improve the property at 3900 Dixboro to create residential center to treat young adults suffering from depression and anxiety. The facility will include both inpatient and daily services, with a non-medical and non-institutional focus. As part of the site plan, the applicant proposes the following improvements to the site:

1. Convert the existing home on the site to administrative offices
2. Construct a 10,100 square foot building to house 15 to 20 residents
3. Construct a 2,160 square foot building for recreational and therapy activities
4. Construction of a parking lot
5. Landscaping improvements
6. Create walking paths and lookouts through the site's natural features.
7. Expanding the sites well and sceptic system
8. Construct two (2) stormwater detention ponds

The applicant proposes phased development:

Benjamin R. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Vice President*  
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal*  
Paul Montagno, *Principal*, Megan Masson-Minock, *Principal*, Laura Kreps, *Senior Associate*  
Richard K. Carlisle, *Past President/Senior Principal*

- Phase 1: Use of the existing house for administrative offices and day programming. This phase does not include any overnight guests.
- Phase 2: Construction of the residential structure and creativity studio with parking areas, and utility and landscaping improvements. This phase includes expanded day programming and overnight residents.
- Phase 3: Additional ancillary elements, including the barn for gardening and therapeutic animals, and outdoor recreation and gathering spaces, will be constructed as funding allows.

The applicant should clarify timing of the phases.

The 76 acres consists of seven (7) parcels that will be combined. The site has historically been used as a single-family residence. The site includes significant natural resources including woodlands, steep slopes, a creek, floodplain, and wetlands. The applicant has agreed to a Zoning and Land Use Agreement that limits uses, limits the number of residents, limits the number of employees, and agrees to a conservation easement on between 55 to 60 acres undeveloped portions of the property. The nearest site improvements are over 370 feet from any property to the north, over 540 feet to the south, over 500 feet to the east, and over 600 feet from Dixboro Road.

At full build-out, the facility will be able to accommodate 30 guests, 15-20 of whom will stay as residents for 2 to 4- week periods, with the remaining participating in day programming and support services. The facility is expected to employ 20 people, including 2 overnight employees.

An Area Plan petition for this site was approved by the Township Board on July 17, 2023 on a vote of 5-2.



### Aerial Photograph



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

Direction	Zoning	Existing Use
North	A2 – Agriculture District	Single Family Residential
South	A2 – Agriculture District / M-14	Single Family Residential - Highway
East	PC-Planned Community District	Single Family Residential / Open Space Conservation
West	Ann Arbor Township	Single Family Residential

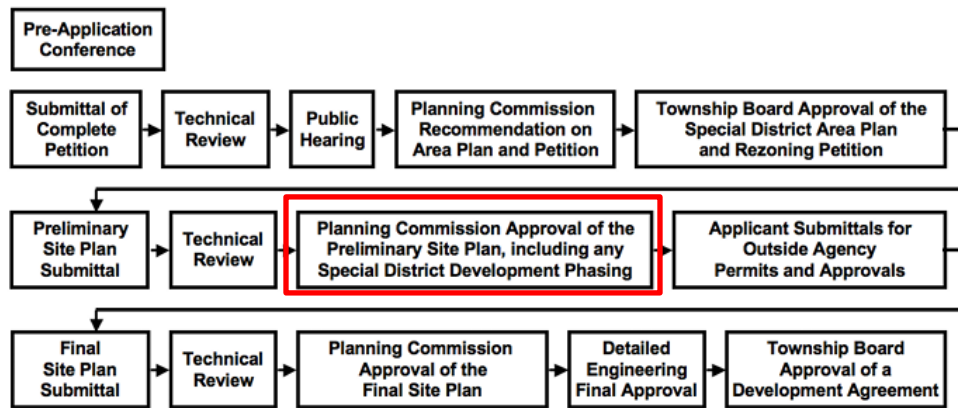
**PROCESS**

An Area Plan petition for this site was approved by the Township Board on July 17, 2023 on a vote of 5-2. The next step in the Area Plan process is to submit a Preliminary Site Plan for review by the Planning Commission.

Effective Date: August 14, 2008

Article 7  
Special District Regulations

**SECTION 7.100  
REVIEW PROCEDURES**



## NATURAL RESOURCES

The site includes significant natural resources including woodlands, steep slopes, a creek, floodplain, and wetlands. As part of the Area Plan approval, a Zoning and Land Use Agreement was approved that included a conservation easement. The conservation easement rings the site along the northern, eastern, and southern boundary of the site and preserves a significant amount of the site's natural features in perpetuity. The conservation easement should be submitted to the Township for approval.

The applicant provided a Natural Features Plan on sheet 6 of the plan set, which indicates the following:

- **Wetlands:** A wetland determination was completed, which determined six (6) existing onsite wetlands. Of the six (6) existing wetlands four (4) will not be impacted. The applicant should indicate if an EGLE wetland will be required. A minimum 25-foot setback will be maintained from the boundary of any wetland, with the following exceptions, which may encroach into the 25-foot setback:
  - Detention basins. Impacts Wetland D and E.
  - Trails, paths, boardwalks and similar improvements.
  - Road, driveways, sidewalks, and similar improvements. Impacts Wetland D and E.
- **Watercourse:** A minimum of 50-foot setback will be maintained from the ordinary high water mark of Fleming Creek
- **Slopes:** Most of the site's steep slopes are located in the conservation area. The profile of the steep slope will be maintained. The applicant should indicate any location where new development, grading, or other activity is proposed within a steep slope area as defined in the ordinance.
- **Floodplains:** No impacts to the 300-year floodplain is proposed.
- **Ground Recharge Area:** Two new detention basins are proposed on areas of this site that has been impacted. No negative impacts to the sites groundwater recharge area is proposed.
- **Woodland and Tree Protection:** The applicant only completed a tree survey for the area of the site that is proposed for improvements. In that area, the tree survey indicated 383 existing protected trees. Of those 383 trees, 81 trees including 3 landmarked trees will be removed. However, 13 of those 81 trees are not protected due to being invasive or dead. To mitigate the trees being removed, one-hundred and forty-four (144) replacement trees are proposed. Three-hundred and two (302) of the trees surveyed in the area of improvements, will be preserved.

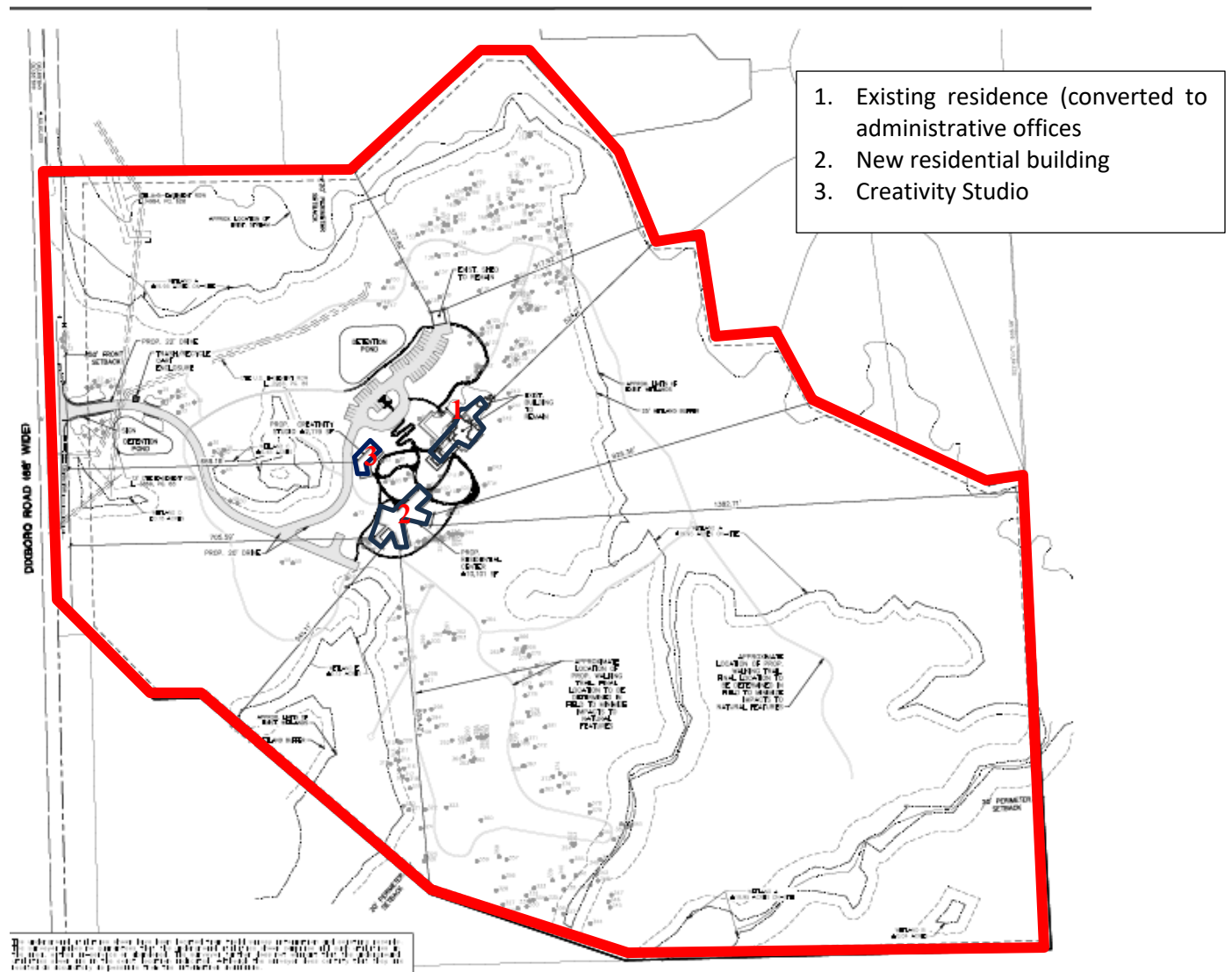
**Items to be Addressed:** 1) Submit a conservation easement with legal description for Township review; 2). Confirm if an EGLE permit is required. If required, obtain permit prior final site plan approval; and 3). Indicate any location where new development, grading, or other activity is proposed within a steep slope area as defined in the ordinance.

## AREA, HEIGHT, SETBACKS

The 76 acres consists of seven (7) parcels that will be combined. The nearest site improvements are over 370 feet from any property to the north, over 540 feet to the south, over 500 feet to the east, and over 600 feet from Dixboro Road.

The applicant is constructing the following new buildings on site:

- A 10,100 square foot building to new residential building to house 15 to 20 residents. The new residential center is 27-feet to the roof peak.
- A 2,160 square foot creativity studio for recreational and therapy activities. The new creativity studio is approximately 16-feet to the roof peak.



The site complies with all area, height, and setback requirements.

**Items to be Addressed:** Combine parcels

**PARKING**

At full build-out, the facility will be able to accommodate 30 guests, 15-20 of whom will stay as residents for 2 to 4- week periods, with the remaining participating in day programming and support services. The facility is expected to employ 20 people, including 2 overnight employees. The applicant indicates a maximum onsite staff at 7.

Section 12.05 of the Zoning Ordinance requires:

	Required	Provided	Compliance
<b>Managed Residential Facility</b> Adult Foster Care Small or Large Group Home, State Licensed Residential Facilities, and Other Managed Residential Facilities	One (1) per resident sleeping room, plus one (1) per on duty employee = 37 spaces	39 spaces	<b>Complies</b>
Totals	37 spaces	39 spaces	Complies
Barrier Free Accessible	2 spaces	2 spaces	Complies

Parking is sufficient for daily use.

**Items to be Addressed:** None

**SITE ACCESS, CIRCULATION, and TRAFFIC**

Proposed access to the site is via an existing driveway off Dixboro Road. The conversion of the site to a low intensity residential use should not impact traffic on Dixboro Road; however, we note that the Road Commission must approve access and any required traffic improvements.

Circulation is provided via improvements to the existing driveway, and installation of a new parking lot. A fire circulation plan was provided on Sheet 20.

**Items to be Addressed:** 1) Confirm access and any necessary road improvements from the Road Commission.

**LANDSCAPING**

A concept landscape plan has been provided on sheet L-1.03. A detailed landscape plan is required for final site plan submittal.

**Items to be Addressed:** For final site plan the applicant shall provide a more detailed landscape plan including species type and size and tree mitigation requirements.

## LIGHTING

No lighting plan has been provided. A lighting plan will be required for final site plan approval. All parking lot lighting and building mounted lighting should be fully shielded and down directed.

**Items to be Addressed:** *For final site plan the applicant shall provide a lighting and photometric plan.*

## FLOOR PLANS AND ELEVATIONS

Elevations and sections have been provided for the new residential building, and creativity studio. The applicant has provided photos of the existing building. It appears that other than interior renovation, the applicant does not propose any changes to the existing residential building on site. The applicant should confirm.

It appears that the applicant has attempted to match the architectural pattern of the new building with the existing residential building. However, we note that material details were not provided. We ask that the applicant provide a detailed narrative of the architectural concept for the site including materials details.

**Items to be Addressed:** *Provide a detailed narrative of the architectural concept for the site including materials details.*

## SUMMARY

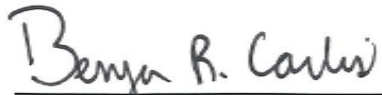
We find that the preliminary site plan conform to the approved Area Plan. We recommend preliminary site plan approval. However, we note that we have identified a number of items to be addressed.

The Planning Commission may request the applicant address these items and any other items identified prior to the Planning Commission granting preliminary site plan approval or the Planning Commission may approve the preliminary site plan with the following conditions to be addressed as part of the final site plan submittal:

- 1) *Clarify timing of the phases. Combine parcels.*
- 2) *Submit a conservation easement with legal description for Township review.*
- 3) *Confirm if an EGLE permit is required. If required, obtain permit prior final site plan approval.*
- 4) *Indicate any location where new development, grading, or other activity is proposed within a steep slope area as defined in the ordinance.*
- 5) *Confirm access and any necessary road improvements from the Road Commission.*
- 6) *Submit a lighting and photometric plan.*
- 7) *Submit a landscaping plan.*

Garrets Space  
January 11, 2024

8) *Provide a detailed narrative of the architectural concept for the site including materials details.*



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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 Sloten, Township Engineer



January 11, 2024

**CHARTER TOWNSHIP OF SUPERIOR**

3040 N. Prospect Road  
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **Garrett's Space  
Preliminary Site Plan Review  
OHM Job No. 0140-23-1040**

Dear Ms. Findley,

On behalf of the Township, we have reviewed the Preliminary Site Plan submittal for the above referenced project, as provided to the Township by the Applicant on November 30, 2023. In our opinion, this plan is ready for consideration by the Planning Commission at their regular meeting on January 24<sup>th</sup> regarding Preliminary Site Plan action. We offer the following comments to the Planning Commission related to the site/civil engineering aspects of the Preliminary Site Plan that can either be addressed by the Applicant prior to the Planning Commission granting preliminary site plan approval, or in our opinion these items can be made conditional to Preliminary Site Plan Approval and addressed by the Applicant during the Final Site Plan review stage.

1. The Township Zoning Ordinance requires that any existing structures, drives, and improvements on surrounding parcels be shown.
2. On Sheets 7 and 8, there is an existing sanitary cleanout symbol approximately 65 feet north of the sanitary connection to the existing building that is not called out for removal but does not appear to remain in place on the Utility Plan on Sheet 15. If it is proposed to be removed then it should be called out on the removal sheets, otherwise it should appear on the utility plan. (Refer to comment 7. below)
3. We suggest that future plan submittals show the centerline of the proposed 20' wide drive on the Sheet 9 and 10 Layout Plans.
4. The maneuvering lane width of the parking area should be labeled on Sheet 10.
5. Future plan submittals should indicate the line size and type of material for existing and proposed sanitary sewer and water supply systems on the Sheet 15 Utility Plan.
6. On Sheet 15, a sanitary clean out is shown on the pathway between the proposed detention pond and parking area not connected to any existing or proposed sanitary facilities. If it is shown in error the symbol should be deleted, otherwise its purpose should be identified on the plans. (Refer to comment 3. above)
7. Superior Township Engineering Standards require that plans show vehicle access to the drainfield.
8. Plans should show distance from the wastewater treatment system to any surface water or wetland. Provide a minimum isolation of 100 feet or furnish documentation of compliance with appropriate permitting agencies.





9. The site is subjected to approval by the Township Fire Marshall. We understand that the preliminary submittal has been conditionally approved by the Fire Marshall at this time.
10. The individual well and septic systems for this site must meet the requirements of the Washtenaw County Health Department's Environmental Health Division. The Applicant's Engineer indicated they have already reached out to the health department for input. A copy of their approval letter will be required or must be reasonably assured prior to Final Site Plan approval.
11. The stormwater management design must meet Washtenaw County Water Resources Commissioner (WCWRC) Standards. The Applicant should coordinate with WCWRC to facilitate review and obtain necessary approvals. It is not anticipated that there will be an issue with the Applicant meeting the WCWRC standards. A copy of their approval letter will be required or must be reasonably assured prior to Final Site Plan approval.
12. Soil erosion and sedimentation control (SESC) measures for the project must meet the requirements of WCWRC and the Applicant should coordinate with WCWRC regarding the review process. We do not anticipate an issue for the Applicant to obtain this permit. A copy of their approval letter will be required or must be reasonably assured prior to Final Site Plan approval.
13. Work proposed in the Dixboro Road Right-of-way (ROW) must meet the requirements of the Washtenaw County Road Commission (WCRC) as they have jurisdiction within the public ROW of Dixboro Rd and for determining necessity for deceleration or acceleration taper modifications (or other necessary improvements) based on anticipated traffic counts. The Applicant should coordinate with WCRC to meet these requirements and obtain any necessary permits. A copy of their approval letter will be required or must be reasonably assured prior to Final Site Plan approval.

If you have any questions regarding our review, please do not hesitate to contact me at (734) 466-4439, or Cresson Slotten at (734) 466-4585.

Sincerely,  
**OHM Advisors**

---

George Tsakoff, PE  
Principal

cc: Ken Schwartz, Township Supervisor (via e-mail)  
Bill Balmes, Building Department (via e-mail)  
Laura Bennett, Planning Coordinator (via e-mail)  
Ben Carlisle, CWA, Township Planner (via email)  
Paul Montagno, CWA (via email)  
Cresson Slotten, OHM Advisors  
file

# CHARTER TOWNSHIP OF SUPERIOR FIRE DEPARTMENT

## FIRE MARSHAL DIVISION

7999 Ford Rd, Ypsilanti, MI 48198

December 18, 2023

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

RE: Preliminary (non-residential) Site Plan Review #2  
Project Name: Garret's Space  
Project Location: 3900 Dixboro Superior Twp., Washtenaw County, MI  
Plan Date: 3/24/2023  
Project Job Number: 22265  
Applicable Codes: IFC 2015  
Consulting Firm: Midwestern Consulting  
Consulting Firm Address: 3815 Plaza Dr. Ann Arbor, MI 48108

### Status of Review

**Status of review:** Approved Conditionally (see comments)

**Comments:** All buildings that will be used for overnight stay will be fully suppressed. All stoves or ovens used for cooking will have commercial hoods and hood/stove suppression.

### Site Coverage - Access

**Comments:**

IFC 2015: **REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS**

All roads over 500 feet in length will be 26 feet wide.

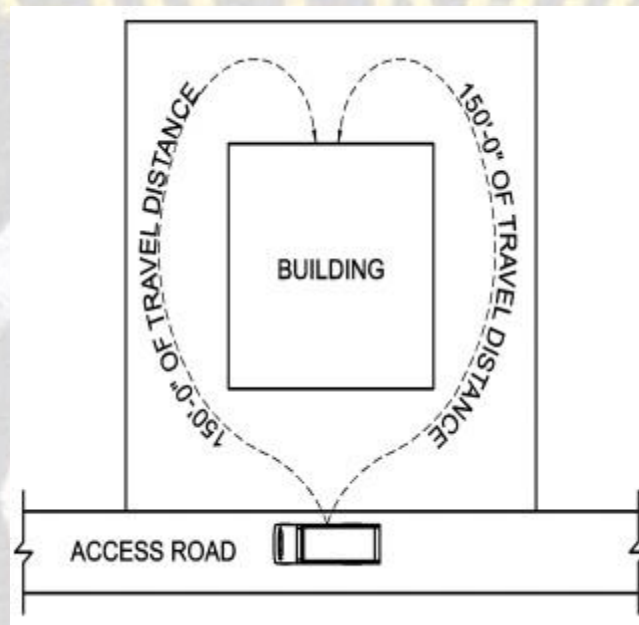
IFC 2015 Sec. 503: Small Building with Fire Department Access on one side.

#### **503.1.1 Buildings and facilities.**

*Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall

extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved route* around the exterior of the building or facility.

**Figure 503.1.1(2)**  
**FIRE DEPARTMENT ACCESS ON TWO SIDES**



Sincerely,

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



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: May 17, 2023  
July 6, 2023  
January 18, 2024

**Area Plan Review  
For  
Superior Township, Michigan**

<b>Applicant:</b>	SB Invest LP
<b>Project Name:</b>	Brookwood
<b>Location:</b>	East side of LeForge, south of Geddes, north of Clark
<b>Plan Date:</b>	June 26, 2023
<b>Current Zoning:</b>	PC, Planned Community Development (expired)
<b>Action Requested:</b>	Area Plan Petition Approval-PC, Planned Community District

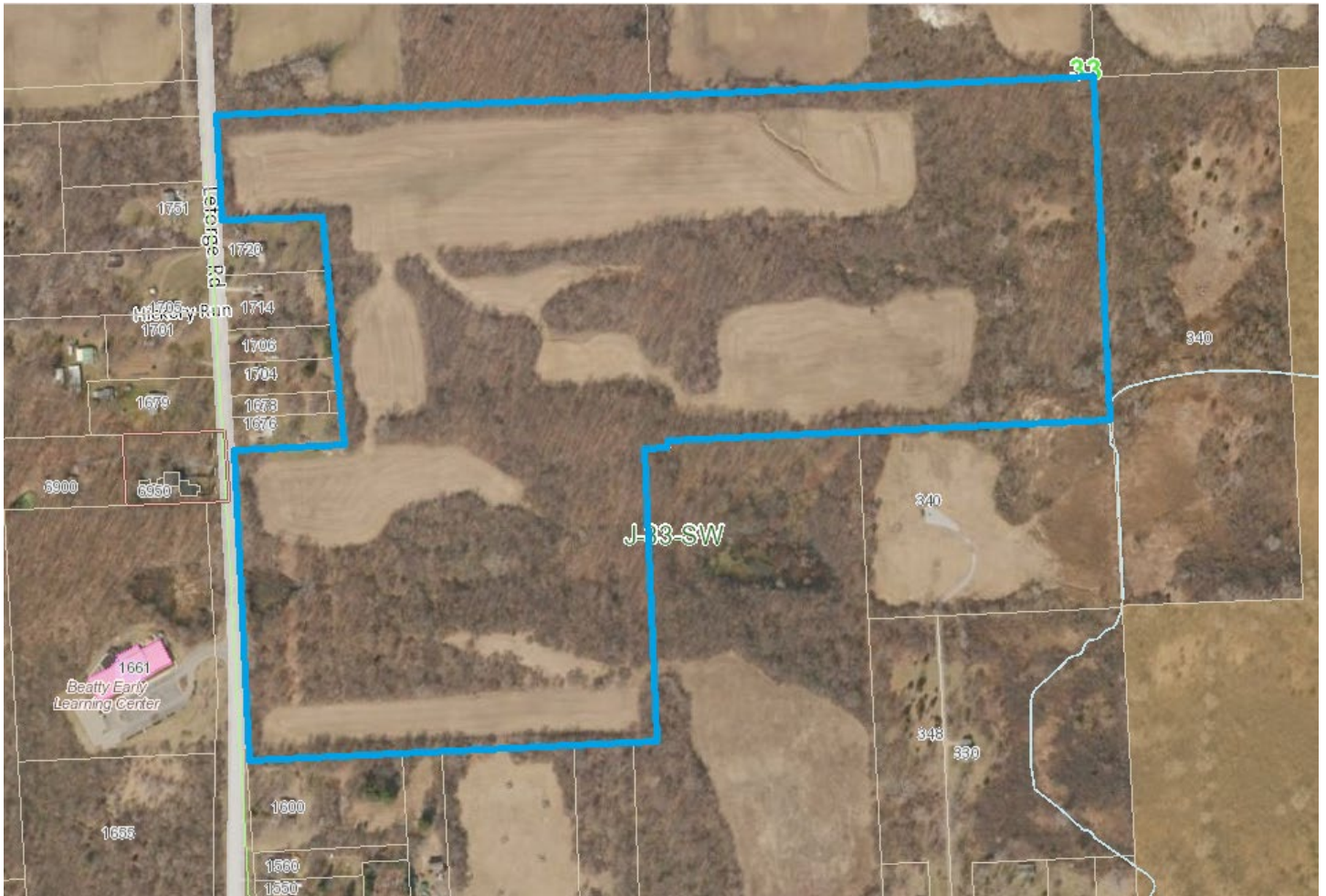
**PROJECT DESCRIPTION**

Bonner Advisory Group has submitted an Area Plan petition for a 318-unit multi-family residential development on 84 gross acres (70 net acres) on the east side of Leforge Road in section 33. The site is located approximately 700 feet north of Clark Road. The 318-unit plan yields about 4.54 units per net acre. Access to the site is from a looping private drive with two access points on Leforge Road, and a single dead-end drive at the south end of the site.

The site is currently undeveloped and is controlled by an existing PC, Planned Community Area Plan. The site consists of tilled farmland, slopes, woodlands and wetlands. The applicant has arranged the site to develop in the existing farmland and maintain a significant amount of the existing natural features on site.

Benjamin R. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Vice President*  
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal*  
Paul Montagno, *Principal*, Megan Masson-Minock, *Principal*, Laura Kreps, *Senior Associate*  
Richard K. Carlisle, *Past President/Senior Principal*

**Aerial Photograph**



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

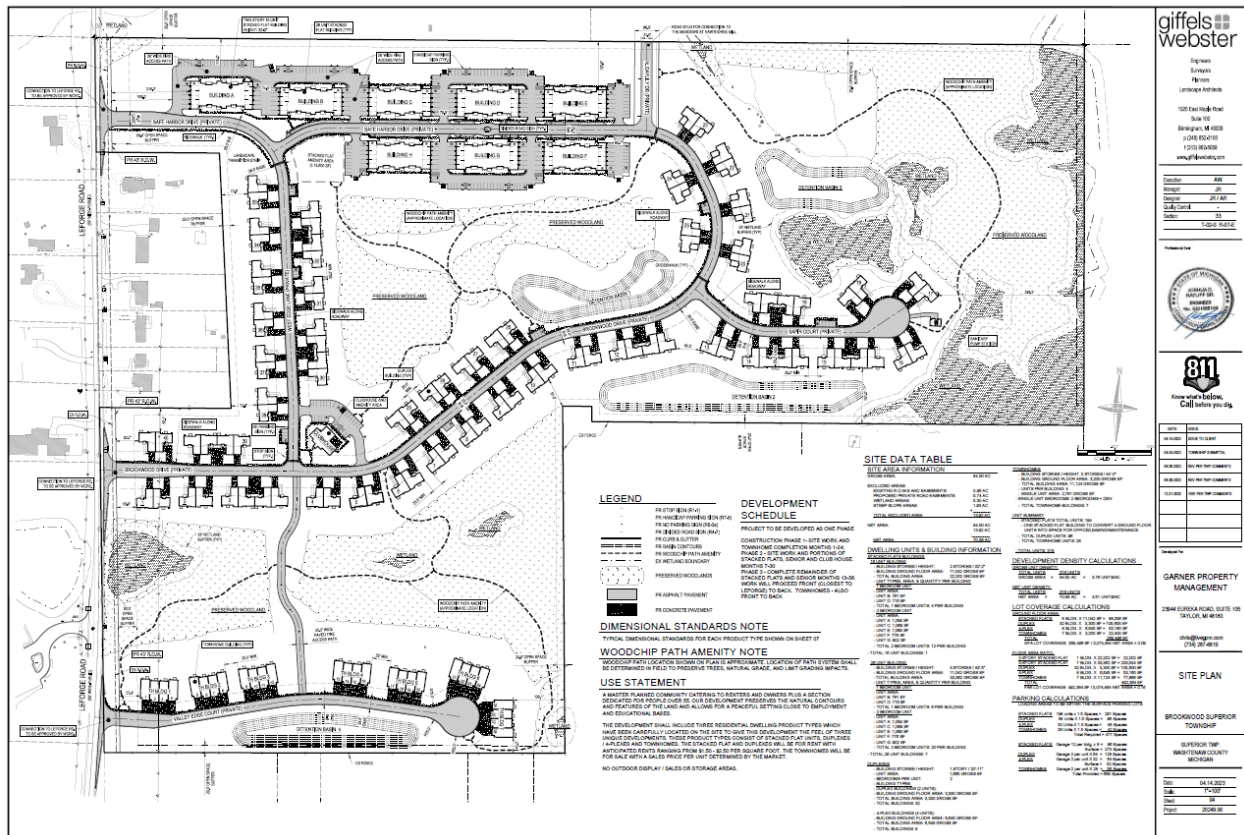
Direction	Zoning	Existing Use
North	PM and PC	Single Family Residential and Vacant
South	R3, R4, and A2	Vacant and Rural Residential
East	R3, R4, and A2	Vacant
West	PSP, R4, R7, A2	Rural Residential and Institutional

# AREA PLAN

The Area Plan includes a 318-unit multi-family residential development on 84 acres on the east side of Leforge Road in section 33. The proposal includes a mixture of housing types including:

- Stacked Flats: 194 units
- Townhomes: 28 units
- Fourplexes: 32 units
- Duplex: 64 units

Access to the site is from a looping private drive with two access points on Leforge Road, and a single dead-end drive at the south end of the site.



The Area Plan preserves:

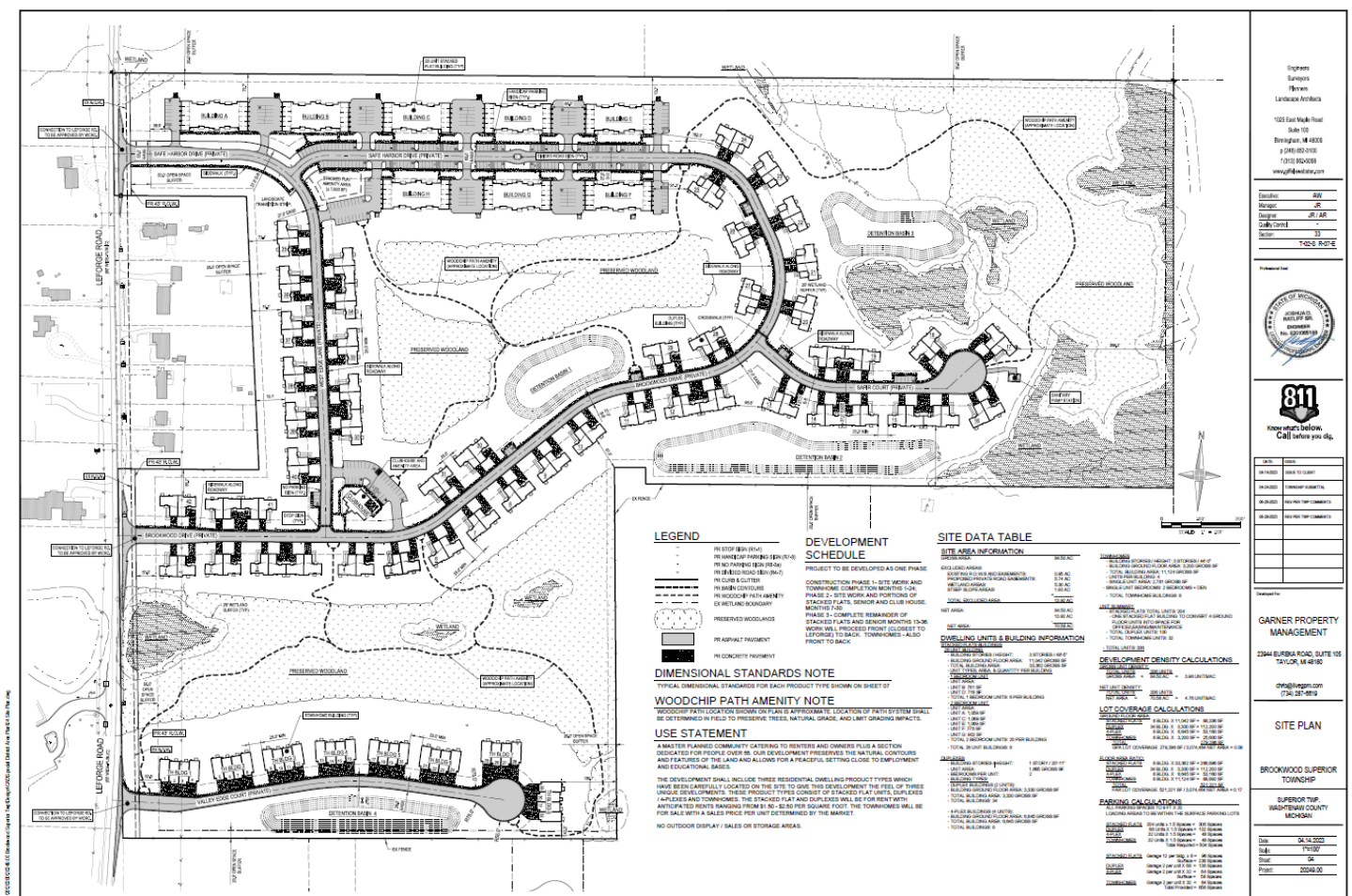
- 26.5 acres of woodland areas (51.4% of the woodlands on site)
- 1.83 acres of steep slopes (96.9% of the steep slopes on site) (applicant shall confirm what areas of steep slopes are impacted)
- 5.3 acres of wetlands (100% of the of wetlands on site)

## PREVIOUS AREA PLAN

The previous plan Area Plan included 336-units:

- Stacked Flats: 204 units
- Townhomes: 32 units
- Duplex: 68 units
- Four-plexes: 32 units

Access to the site is from a looping private drive with two access points on Leforge Road, and a single dead-end drive at the south end of the site.



- a. One connection point north between Brookwood (this development) and the Meadows. Interconnections between neighborhoods are strongly encouraged.
  - b. Connection internal to the development between the Townhomes on the south side of the property to the duplexes to the north.
3. Applicant added additional parking and drive-aisles around stacked flats for required fire access.

## PROCESS

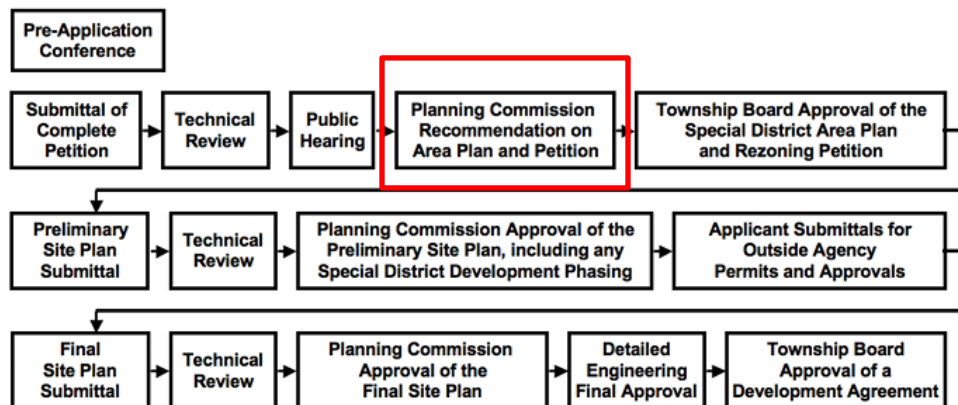
The process to rezone a property to a PC, Planned Community District is outlined in Section 7.100. At this point in the process, the applicant is seeking approval of the Area Plan, which would rezone the property from A2, Agriculture District to PC, Planned Community District.

The Planning Commission has held the public hearing and is the recommending body on the Area Plan. The Township Board has ultimate authority or approval or denial upon the Area Plan.

Effective Date: August 14, 2008

Article 7  
Special District Regulations

### SECTION 7.100 REVIEW PROCEDURES



If the Area Plan is approved, the applicant will submit a preliminary site plan for technical review.

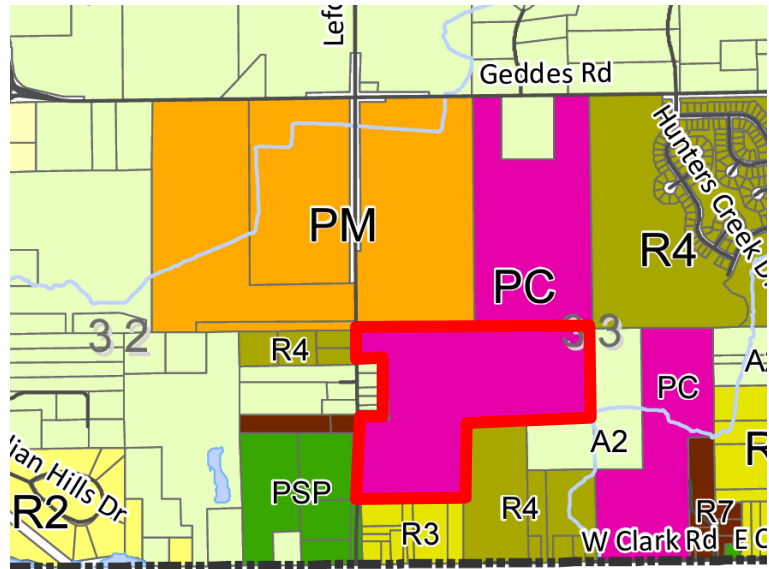


## CURRENT ZONING

### Surrounding Zoning

The site is currently zoned PC, Planned Community. The approved Planned Development allowed for the development of 220 single-family residential lots. See section below for more detail.

The site is adjacent to a mixture of various zoning districts including PC, Planned Community, R3, R4, PM, PSP, and A2. The surrounding use includes smaller lot single-family residential, vacant, and rural residential.

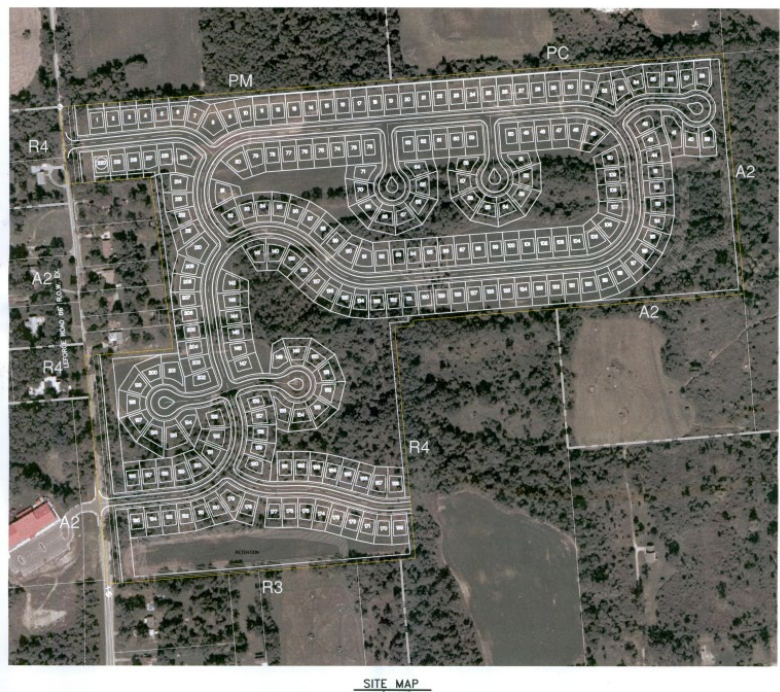


If the Planning Commission and Township Board find that the required standards have been met, rezoning the site to PC, Planned Community would not be inconsistent with zoning in the surrounding area.

### Approved PC, Planned Community

A PC Area Plan was approved for this site in 2006. The Area Plan included a 220 single-family residential lots.

The approved 2006 Area Plan had less units but was more impactful to natural features including steep slopes, woodlands, and wetlands, and included less common open space.



## MASTER PLAN

The site is located in the Geddes Road Urban Sub-area as described in the Plan (Page 6-9 through 6-10):

*This area of about one mile by four and one-half miles contains about 65% of the Township population in a mix of single-family, multi-family, and manufactured housing. There is also a small commercial area along the southern border of Superior Township, adjacent to the northern edge of the City of Ypsilanti and Ypsilanti Township, and another small commercial area across from the Township Fire Hall on Harris near MacArthur. This sub-area also includes the majority of land designated as the Urban Service Area of the Township (see Map 6-3). Existing dwelling unit densities in some locations within the designated Urban Service Area range up to eight dwelling units per acre. Most of the undeveloped land is planned at a maximum density of approximately four dwelling units per acre to stay within available utility capacity, based on:*

- (1) the amount of developable land in the Urban Service Area; and*
- (2) the size and capacity of utility infrastructure and the main sewer interceptor pipe; and*
- (3) anticipated flow rates and infiltration of groundwater into the system.*

*Based on recent projected rates of growth and the current oversupply in new residential construction and vacant residential lots ready for development [See Table 4-1, Inventory of Approved but Un-built Residential Units (2009)], it is anticipated that existing undeveloped land designated for residential development within the Township's Urban Service Area (as shown on Maps 6-3 and 6-4)*

- is more than adequate to serve the future demand for urban residential development in the Township; and*
- will not be fully developed or built out within the 20 year timeframe of this Plan (also referred to as "the planning period" of this Master Plan).*

The Future Land Use Plan (page 6-21) and Zoning Plan (page 7-3) identifies this area as a Mixture of Urban Residential Densities:

*The urban area in orange south of Geddes Road is, and is expected to remain, a mixture of residential zoning classifications and densities. New residential development is expected at a density of four dwelling units per acre and is likely to occur via the Planned Community zoning classification (a form of planned unit development) where there are sensitive natural features, and via traditional subdivision or site condominium development designs in other areas.*

Page 5-36 of the Master Plan notes that "Land capacity shall be considered when determining the appropriate density of development. Land capacity considers soil suitability for septic, basements, slope, the presence of sensitive natural features, and other factors. The density shall

*be established at a level that will neither damage environmental features nor intrude upon agricultural lands.”*

The Township’s Master Plan is a comprehensive document that includes many other elements that should be considered these include community character/quality of life, impact/preservation of natural features, growth management, and housing and neighborhood design.

#### Community Character/Quality of Life:

A stated goal of the Master Plan is to maintain community character and enhance the quality of life. The Master Plan includes the following applicable statements regarding Community Character/Quality of Life:

- In Superior Township, largescale changes to the landscape have been minimized by the consensus decision of community leaders to permit only growth that meets standards of sustainability, maintenance of the natural resource base, and visual character.
- The most common landscape view in most of Superior Township continues to be a mix of woods, meadows, wetlands, and farm fields. This is because the center area of the Township remains largely undeveloped, and settlement still retains a rural character at all but the southern edge of the Township. The rural landscape does more than simply provide scenery, as the benefits of nature to citizen mental health are recognized as very important.
- As a result (of preservation efforts), wetlands, forests, farmland, and green spaces that comprise the scenic character and ecosystem of the Township have been permanently protected in a manner that protects the property rights of landowners.
- Interconnection between neighborhoods that provides both vehicular, pedestrian, and bicycle connections.

#### 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.

#### 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.

### Housing and Neighborhood Design

The Master Plan encourages a variety of housing types, located within desirable residential settings, to ensure a maximum choice of dwelling units and a mix of population within the Township. The Master Plan also notes that new residential development shall be compatible in density and character with existing residences and neighborhoods in the immediate area.

As stated in the Master Plan, all residential development that occurs at a density of one dwelling unit or more per acre, and that consists of 20 net acres or greater, shall be developed under a planned community or similar zone, thereby providing its own open space and recreational facilities. These open spaces shall be located to help provide a natural vegetative roadside view and connected to greenspaces and greenway trails on adjacent parcels or developments.

### Zoning Plan in Master Plan:

As stated in the Master Plan, the Special Zoning Districts provide considerable flexibility to the land developer to provide opportunities for development designs that respect both the natural environment and efficiency in the provision of infrastructure and public facilities and provide the Township with flexibility to ensure mitigation of negative impacts on adjoining properties. A wide range of densities and lot sizes are provided, depending on the district and specific ordinance provisions. Most new development proposals in the Township are encouraged to use one of these special districts because of the design flexibility provided to the developer and the opportunity for the Township to help fashion a design that is compatible with adjoining properties.

### Master Plan Summary Findings:

We find that the proposed Area Plan petition to rezone the property from PC, Planned Community (single-family residential) to PC, Planned Community is compatible with many elements of the Master Plan and the Growth Management Plan for the following reasons:

1. *The Master Plan envisions that the densest portion of development in the Township should occur in the urban service area, in part to protect the rural and agricultural nature of the remaining portions of the township*
2. *The development of this site as a multiple-family residential use is consistent with the type of use envisioned in the Mixture of Urban Residential Densities future land use plan.*

3. *The Master Plan encourages a variety of housing types, located within desirable residential settings, to ensure a maximum choice of dwelling units and a mix of population within the Township. The Area Plan provides a diverse type of housing.*
4. *As stated in the Master Plan, all residential development that occurs at a density of one dwelling unit or more per acre, and that consists of 20 net acres or greater, shall be developed under a planned community, thereby providing its own open space and recreational facilities.*
5. *The applicant has proposed to develop the site to protect the sites natural resources.*
6. *The applicant is applying for a special district as encouraged in the Master Plan for flexibility in site development to help fashion a design that is compatible with adjoining properties.*
7. *The applicant is improving the property; however, they are making those improvements on areas of the site that have been altered already and will not significantly impact natural features.*
8. *The proposed development and use of the site is consistent with the stated goals of Growth Management Plan.*
9. *The proposed development is less impactful than the 220 single-family residential lots that was originally approved for this site.*

## **SITE PLAN and DENSITY DISCUSSION**

### Site Plan:

While it may seem premature to provide comments on the site plan at this stage in the Area Plan approval, it is important because the Area Plan approval establishes the basic underlying conditions of the future site including basic layout, building height, natural feature protection, uses, and the type and number of units (density). By reviewing and commenting on high level site plan details as this stage, it better prepares both the applicant and the Township, to ensure both sides understand what is being approved in the Area Plan, and what to expect to be resubmitted in the Site plan stage of approval.

### Density:

We note that the master plan is conflicting with regards to density. For the most part the Master Plan notes a maximum density of four (4) units per acre, and this density number is directly referenced in the Future Land Use Plan of a "Mixture of Urban Residential Densities." However in the identified urban service area there is a reference to up to eight (8) units per acre. It appears that the existing higher density areas of the township in the urban service areas are further east around Harris Road.

Based solely on the identification of this area as Mixture of Urban Residential Densities the proposed density per unit per acre is greater than envisioned in the Master Plan. The proposed underlying density is 4.54 net units per acre. In the zoning ordinance, maximum density is

calculated by utilizing net units per acre. Please note that there was an approved Area Plan for the site, which has since expired, that included a 220 single-family residential lots.

Section 7.301 Planned Community (PC) Special District, section C, Maximum net residential density, sets forth the density calculations for PC Plans. As set forth:

- A. *The maximum permitted net residential density for a PC Special District shall not exceed the planned residential density for the area included in the PC Special District, as shown on the Township's adopted Growth Management Plan. If the Growth Management Plan does not show a residential density for land included in a PC rezoning petition, the maximum net residential density permitted in the standard zoning district most nearly reflecting the policies in the Growth Management Plan that apply to the area in question shall be used as the density limit, and the residential density and character of the surrounding area.*

When discussing underlying and allowed density the Planning Commission should consider that while the Master Plan is conflicting with regards to density, for the most part the Master Plan notes a maximum density of four (4) units per acre, and this density number is directly referenced in the Future Land Use Plan of a "Mixture of Urban Residential Densities." However, in the identified urban service area there is a reference to up to eight (8) units per acre.

As set forth in Section 7.301.E, Density Bonus for Exemplary Project Design, the Township Board may, after recommendation from the Planning Commission, permit a residential PC project to include a density bonus of up to twenty percent (20%) above the number of dwelling units otherwise permitted by Section 7.301C (Density Regulations). Using 4 units per acre, the requested density bonus is 14.5%. To grant the density bonus, the project shall include a minimum of three (3) of the following elements or other elements, as accepted by the Township Board after recommendation from the Planning Commission.

- a) Provisions for a minimum of fifty percent (50%) of the gross land area of the development site to be permanently preserved as dedicated open space.
- b) Dedicated open space areas abutting a primary road as defined in the master transportation plans of the Township, or state or county road authorities, which shall be designed to preserve the rural appearance of the site from the road right-of-way with a minimum depth of 150 feet.
- c) On-site or off-site pedestrian walkways and access improvements substantially above the minimum required by this Ordinance.
- d) Improvements to public facilities, access, or utilities above the minimum required by this Ordinance, other Township ordinances, or other governmental agencies with jurisdiction.
- e) Provisions for new or improved recreation facilities substantially above the minimum required by this Ordinance.
- f) An integrated mixture of housing types or lot sizes.
- g) Rehabilitation and re-use of a blighted site, contamination removal or demolition of obsolete structures.

- h) Innovations in motorist or pedestrian safety, energy efficient design, or other project design elements that would result in a material benefit to all or a significant portion of the ultimate users or residents of the project.

Conceptually, the use of the site for medium density mixed residential housing seems appropriate. In concept, density is not a negative attribute as it advances many goals of the Master Plan. However, such density must be supported by existing utilities (water, sewer, road network, etc), or proposed utility improvements. As part of the overall consideration of the site, the Planning Commission should determine if the density, site layout and overall plan is supported by the Special Area Standards, and if the application of the an Area Plan provides for a unique site layout and provides for a provide a greater overall community benefit that couldn't be achieved by a conventional layout.

The requested density should be considered in the context of the development. Specifically, how does the proposed density either advance or hinder township goals. Does the density allow for housing diversity? Does the density negatively impact adjacent properties? Does the density prohibit protection of natural features, and preservation of open space? Can the Township (utilities) and County infrastructure (roads) support the proposed density?

We find that though the proposed density is slightly higher than set forth in the Master Plan, the applicant has proposed the following to offset the density with the following and meets the density bonus requirements set forth 7.301:

1. Proposed development of site is located on portions of site that has been/currently farmed.
2. Development provides sufficient buffer from property lines.
3. Reduced height of the stacked flat that is adjacent to LeForge.
4. The housing mix that provides desired housing options.
5. Preserves 26.5 acres of woodland areas on site (51.4% of woodland on site)
6. Preserves 1.83 acres of steep slopes (96.9% of steep slopes on site)
7. Preserves 5.3 acres of wetlands (100% of the wetlands on site)
8. The development provides on-site or off-site pedestrian walkways and access improvements substantially above the minimum required by this Ordinance.
9. Improvements to public facilities, access, or utilities above the minimum required by this Ordinance with neighborhood integration.
10. Utilities can be provided to the development, and if not, density will be reduced commensurately.
11. Made architectural and design changes to reduce visual massing of the development.
12. The approved 220 single-family residential lots approved for this development would a much greater impact from a traffic, loss of open space, and natural resource degradation perspective.
13. Applicant may lose additional unit as part of the site plan process (locations in steep slope, engineering and utility requirements, site plan improvements).

## PLANNED COMMUNITY DISTRICT REQUIREMENTS

As set forth in Section 7.301. A, to be eligible for approval as a Planned Community (PC) Special District, the petitioner shall demonstrate, to the Township Board's satisfaction after recommendation from the Planning Commission, that the petition and Area Plan are compatible with the following:

1. **Compatibility with the Special District intent.** The proposed development shall be consistent with the intent and scope of this Article and the intent and purposes of the specific Special District.

*CWA Finding: The PC, Planned Community District is intended to allow for greater collaboration to allow for a creative approach to land use and development. Through the PC, Planned Community District the township and applicant are able to collaborate to better protect the sites natural features and reduce impact upon adjacent properties than could be accomplished through a by-right site plan or through a conventional subdivision development. The approved 220 single-family residential lots approved for this development would a much greater impact from a traffic, loss of open space, and natural resource degradation perspective.*

2. **Compatibility with the Growth Management Plan.** The proposed development shall be compatible with the adopted Growth Management Plan.

*CWA Finding: The proposed Area Plan is compatible many elements of the adopted Growth Management Plan and other provisions of the Township Master Plan. See Master Plan Findings for more details. The most significant discussion point with regards to compatibility with the Growth Management Plan is density. The proposed density and impacts are outlined in details in this report.*

3. **Availability and capacity of public services.** The proposed type and intensity of use shall not exceed the existing or planned capacity of existing public services and facilities, including police and fire protection, traffic capacity of the Township's public roads, drainage and stormwater management facilities, availability of water, and suitability for septic or capacity of existing or planned utility facilities.

*CWA Finding: The proposed type and intensity of use will not exceed the capacity of existing public services and the applicant will be required to provide the necessary onsite private infrastructure to accommodate use.*

4. **Sufficient land area for proposed uses.** The proposed Planned Community (PC) site shall include sufficient contiguous land area to comply with all applicable regulations of this Ordinance, to adequately serve the needs of all permitted uses in the PC project, and to



ensure compatibility between uses and the surrounding area. Additional non-contiguous land areas within the Township may be included as part of the proposed open space dedications for a PC project.

*CWA Finding: The site is 84 gross acres (70 net acres) and the applicant is preserving 26.5 AC or 51.4% of the wooded area on site, and a total of 31.7% of the total site as common open space. The land area is sufficient for the proposed uses.*

5. **Additional eligibility criteria.** The petition and Area Plan shall be compatible with one (1) or more of the following additional criteria:
  - a. Conservation of open space. Long-term conservation of open space, agricultural lands, or lands with significant natural features in the Township will be achieved in accordance with the adopted Growth Management Plan.
  - b. Preservation of natural resources. Long-term conservation of natural resources will be achieved, where such resources of the Township would otherwise be destroyed or degraded by development as permitted by the underlying zoning district(s).
  - c. Public benefit. A recognizable and material benefit will be realized by both the future users of the development and the Township as a whole, where such benefit would otherwise be unachievable under the provisions of this Ordinance.
  - d. Economic impact. The proposed development shall not impede the continued use or development of surrounding properties for uses that are permitted in the Zoning Ordinance or planned in the adopted Growth Management Plan.

*CWA Finding: The Area Plan is both conserving open space and preserving natural resources. Because the applicant is proposing an Area Plan, these areas are able to be conserved and protected in perpetuity, which may not be accomplished through a conventional subdivision development that would be permitted under the current zoning.*

As set forth in Section 7.102.C, when reviewing an Area Plan petition, the Planning Commission shall determine and provide evidence in its report to the Township Board that the petition meets the following standards:

1. **Growth Management Plan policies.** The proposed development shall conform to the adopted Growth Management Plan.

*CWA Finding: The proposed Area Plan is compatible with the adopted Growth Management Plan and other provisions of the Township Master Plan. See Master Plan Findings for more details.*

2. **Ordinance standards.** The proposed development shall conform to the intent, regulations, and standards of the proposed Special District and this Ordinance.

*CWA Finding: The proposed Area Plan is compatible with the ordinance standards. The PC, Planned Community District is intended to allow for greater collaboration to allow for a creative approach to land use and development. Through the PC, Planned Community District the township and applicant are able to collaborate to better protect the sites natural features and reduce impact upon adjacent properties than could be accomplished through a by-right site plan or through a conventional subdivision development.*

- 3. Public facilities.** The proposed development shall be adequately served by public facilities and services, such as highways, streets, police and fire protection, drainage courses, water and sanitary sewer facilities, and refuse disposal, or that the persons or agencies responsible for the proposed development shall be able to provide, in a manner acceptable to the Township Board, such facilities and services.

*CWA Finding: The proposed type and intensity of use will not exceed the capacity of existing public services. If it is determined through the site plan process that utilities capacity is insufficient, the applicant shall either provide necessary onsite private infrastructure to accommodate use or reduce the number of units.*

- 4. Open space and recreation areas.** The common open space, any other common properties, individual properties, and all other elements of a Special District are so planned that they will achieve a unified open space and recreation area system, with open space and all other elements in appropriate locations, suitably related to each other, the site, and the surrounding land.

*CWA Finding: The applicant has arranged the site to develop in the existing farmland and maintain a significant amount of the existing natural features on site. The site is 84 gross acres (70 net acres) and the applicant is preserving 26.5 AC or 51.4% of the wooded area on site, and a total of 31.7% of the total site as common open space. The applicant is providing internal trails for additional recreation opportunities.*

- 5. Common areas and improvements.** The petitioner shall have made satisfactory provision to ensure that those areas shown on the plan for use by the public or by occupants of the development will be or have been irrevocably committed for that purpose. Provisions shall have been made to provide for the financing and maintenance of improvements shown on the plan for open space areas, and common use areas which are to be included within the development.

*CWA Finding: The site is controlled by one entity. If approved, the proposed Area Plan will dictate the development of the site. Additional common area maintenance and improvements will be codified through the site plan and through a development agreement.*

- 6. Location and layout.** The location of the proposed uses, layout of the site, and its relation to streets giving access to it, shall be such that traffic to, from, and within the site, and

assembly of persons in connection therewith, will not be hazardous or inconvenient to the project or the neighborhood. In applying this standard, the Planning Commission shall consider, among other things, convenient routes for pedestrian traffic, particularly of children, relationship of the proposed project to main thoroughfares and street intersections, and the general character and intensity of the existing and potential development of the neighborhood.

*CWA Finding: The proposed Area Plan has gone through multiple rounds of reviews from Planning, Engineering, and the Fire Marshall. Additional site layout reviews will take place during the site plan and engineering review process.*

- 7. Compatibility of land uses.** The proposed use(s), mix of housing unit types and densities, or mix of residential and non-residential uses shall satisfy the intent of the proposed Special District, conform to applicable use standards and limitations, and be acceptable in terms of convenience, privacy, compatibility, and similar standards.

*CWA Finding: The Area Plan provides for a mix of residential uses that satisfy the intent of the proposed Special District.*

- 8. Minimize adverse impacts.** That noise, odor, light, or other external effects from any source whatsoever, which is connected with the proposed use, will not adversely affect adjacent and neighboring lands and uses.

*CWA Finding: Through the Area Plan and site plan review, the Township can review and place reasonable conditions upon the application to ensure minimize adverse impacts.*

- 9. Preservation of natural features.** The proposed development shall create a minimum disturbance to natural features and landforms.

*CWA Finding: The applicant has arranged the site to develop in the existing farmland and maintain a significant amount of the existing natural features on site. The site is 84 gross acres (70 net acres) and the applicant is preserving 26.5 AC or 51.4% of the wooded area on site, and a total of 31.7% of the total site as common open space. The applicant is providing internal trails for additional recreation opportunities.*

- 10. Streets.** Streets shall follow topography, be properly spaced, and be located and aligned in accordance with the intended function of each street. The property shall have adequate access to public streets. The plans shall provide for logical extensions of public streets and shall provide suitable street connections to adjacent parcels, where applicable.

*CWA Finding: The proposed Area Plan shows private drives/roads throughout the development. The drive/roads will be built to the private road requirements. The applicant has a connection point north between Brookwood (this development) and the Meadows. Interconnections between neighborhoods are strongly encouraged.*

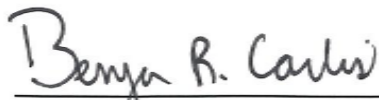
**11. Pedestrian facilities.** Major pedestrian circulation shall be provided for within the site and shall interconnect all use areas, where applicable. The pedestrian system shall provide for logical extensions of pedestrian ways outside the site, and pedestrian connections to the site boundaries, where applicable.

*CWA Finding: The Area Plan shows interconnected pedestrian trails and sidewalks within the site.*

## RECOMONDATION

We recommend that the Planning Commission consider if the application has meet the required standards set forth in Section 7.102.C, and Section 7.301.A.

If the Planning Commission finds that the required standards have been met, we recommend that the Planning Commission direct staff to draft a Resolution of Approval.



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



January 16, 2024

**CHARTER TOWNSHIP OF SUPERIOR**

3040 N. Prospect Road  
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **Brookwood Area Plan for PC Rezoning Application Review No. 3  
OHM Job No. 0140-23-1030**

Dear Ms. Findley,

On behalf of the Township, we have reviewed the revised Area Plan submittal for the above referenced project, as provided to the Township by the Applicant on December 22, 2023.

We understand that the application will be considered by the Planning Commission at their regular meeting on January 24<sup>th</sup> regarding Area Plan and PC District rezoning. Therefore, we offer the following comments to the Planning Commission related to the site/civil engineering aspects of the area plan for their consideration during the decision process.

**Revised Area Plan Comments**

1. In our May 18, 2023, review letter for the initial Area Plan submittal we commented on the capacity of the Superior Township public sanitary sewer system including the Clark Road Pump Station available to service this proposal, noting that the new Clark Road Pump Station design allocated a flow based on 220 REUs (Residential Equivalent Units) for 770 people at this site ( $220 \text{ REU} \times 3.5 \text{ persons/RUE} = 770 \text{ persons}$ ) compared to the 364 units proposed on the initial Area Plan. We presented the following breakdown of anticipated population breakdown per unit for their initial proposed mix of unit types:

Stacked Flats:	$2.1 \text{ persons/unit} \times 230 \text{ units} = 483 \text{ persons}$
Duplexes:	$2.5 \text{ persons/unit} \times 98 \text{ units} = 245 \text{ persons}$
Townhomes:	$3.0 \text{ persons/unit} \times 36 \text{ units} = 108 \text{ persons}$
	<b>TOTAL = 836 persons</b>

The latest revised Area Plan now has a total of 318 units proposed, with reductions of each unit type. These revisions result in the following:

Stacked Flats:	$2.1 \text{ persons/unit} \times 194 \text{ units} = 408 \text{ persons}$
Duplexes:	$2.5 \text{ persons/unit} \times 96 \text{ units} = 240 \text{ persons}$
Townhomes:	$3.0 \text{ persons/unit} \times 28 \text{ units} = 84 \text{ persons}$
	<b>TOTAL = 732 persons</b>

From a sanitary sewer system capacity perspective, the proposed Area Plan is within the estimated flow rate allocated for this parcel in the Clark Road Pump Station design.



2. As noted in our September 21, 2023, review letter for the previous revised Area Plan submittal, the proposed sanitary pump station and force main would only service the stacked flats and a portion of the duplex units on the proposed development. As the stacked flats and duplexes would all be rental units, i.e., the units would be owned by a single entity that would rent the units to tenants, we recommend that the new pump station and force main be a private system operated and maintained by the property owner. It is our understanding that this is permissible by EGLE, and the Township Utilities Department agrees with this approach in this case. We have reached out to EGLE to confirm that this approach is acceptable but have not yet heard back from EGLE.
3. A Traffic Impact Study (TIS) dated August 28, 2023, was submitted to the Washtenaw County Road Commission (WCRC) for the previous proposal that included 336 units (204 stacked flat units, 100 duplex units, and 32 townhome units). The WCRC reviewed and approved this TIS with no additional mitigation measures required and noted that driveway taper lanes are required at the three private road access points to LeForge Road as outlined in the WCRC Procedures and Regulations for Permit Activities.

**Summary of future outside Agency Approvals**

4. The stormwater management design will need to meet Washtenaw County Water Resources Commissioner (WCWRC) Standards and will need to be submitted to WCWRC for review during site plan review stage. The approval of the stormwater management design needs to be reasonably assured from the WCWRC prior to the Final Site Plan being presented to the Planning Commission.
5. The soil erosion and sedimentation control (SESC) measures on the site plan will need to meet the requirements of WCWRC and approval should be reasonably assured by WCWRC prior to the Final Site Plan being presented to the Planning Commission.
6. Review and approval from WCRC is required as they have jurisdiction within the public ROW of LeForge Road. Work proposed in the LeForge Road ROW would need to meet the requirements of the WCRC and needs to be reviewed with approval reasonably assured by WCRC prior to the Final Site Plan being presented to the Planning Commission.

If you have any questions regarding our review, please do not hesitate to contact me at (734) 466-4439, or Cresson Sloten at (734) 466-4585.

Sincerely,

**OHM Advisors**

---

George Tsakoff, PE  
Principal

cc: Ken Schwartz, Township Supervisor (via e-mail)  
Bill Balmes, Building Department (via e-mail)  
Laura Bennett, Planning Coordinator (via e-mail)  
Ben Carlisle, CWA, Twp Planner (via email)  
Paul Montagno, CWA (via email)  
Cresson Sloten, OHM Advisors  
Claire Martin, OHM Advisors  
file

# CHARTER TOWNSHIP OF SUPERIOR FIRE DEPARTMENT

## FIRE MARSHAL DIVISION

7999 Ford Rd, Ypsilanti, MI 48198

January 3, 2024

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

RE: Special District Area Plan Amendment  
Project Name: Brookwood Superior Township  
Project Location: P.I.N.: J-10-33-300-001  
Plan Date: 4/14/2023  
Plan Revised Date: 12/21/2023  
Project Job Number: 20249.00  
Applicable Codes: IFC 2015  
Engineer: Giffels Webster.  
Engineer Address: 1025 East Maple Rd. Suite 100 Birmingham  
MI 48009

### Status of Review

**Status of review:** Approved as Submitted

Sheet 5.0 and 7.0 were reviewed.

### Site Coverage - Hydrants

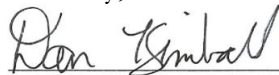
**Comments:** Meets IFC 2015

### Site Coverage - Access

**Comments:** Meets IFC 2015 D106.3

Two fire department access roads shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Sincerely,



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

**From:** [colemanbruce049@gmail.com](mailto:colemanbruce049@gmail.com)  
**To:** [Laura Bennett](#)  
**Subject:** RE: Brookwood Area Plan  
**Date:** Tuesday, January 16, 2024 8:55:24 PM

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You don't often get email from colemanbruce049@gmail.com. [Learn why this is important](#)

Hi Laura,

Thank you for taking the time to discuss the 2023-12-22 Brookwood Superior Area Plans and for supplying a copy.

We are concerned about the northern and western edges of our property that borders the proposed project, specifically as shown on pages 2 through 6 where the legend description is located on the drawings you've provided. On page 4 of the drawing there is a note that says "ex fence" in the northeast corner. I'm assuming that is short for existing fence. I could be wrong, but we have walked our lot several times since we became interested in the Clark Rd property, and I don't recall ever seeing a fence.

We would like to know if there is something currently planned to keep the residents of the Brookwood Superior Area from wandering onto our property.

Per our conversation, would you please add this letter to the packets of the planning commission for the January 24, 2024 meeting, as at this time we are unable to attend.

Kindly let me know that you have received this email.

Thank you and all the best,

Gail and Bruce Coleman