

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION  
SUPERIOR TOWNSHIP HALL  
3040 N. PROSPECT, SUPERIOR TOWNSHIP, MI 48198  
AGENDA  
November 19, 2025 - 7:00 PM**

1. CALL TO ORDER
2. ROLL CALL
3. DETERMINATION OF QUORUM
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES
  - A. Approval of the October 29, 2025, Regular Meeting Minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
  - A. STPC #25-10 Area Plan Petition and Rezoning – Meadows 2 at Hawthorne Mill (A2 zoning district)
9. REPORTS
  - A. Planning & Zoning October Report to Board
10. OLD BUSINESS
11. NEW BUSINESS
12. POLICY DISCUSSION
13. ADJOURNMENT

Thomas Brennan III, Commission Secretary  
Michelle Marin, Planning & Zoning Administrator  
3040 N. Prospect, Ypsilanti, MI 48198 734-482-6099

# **SUPERIOR CHARTER TOWNSHIP**

## **Planning Commission**

### **Regular Meeting Minutes - DRAFT**

October 29, 2025, 7:00 PM

Township Hall - 3040 North Prospect

Superior Township, MI 48198

#### **1. CALL TO ORDER**

Chair Gardner called the regular meeting to order at 6:58 p.m.

#### **2. ROLL CALL**

**Present:** Jay Gardner, Chair  
Thomas Brennan, Secretary  
Patrick McGill  
Nahid Sanii-Yahyai  
Curt Wolf  
Brenda McKinney, Board Representative

**Absent:** Dr. Robert Steele, Vice Chair

**Also Present:** Planning Consultant – Michelle Marin, Carlisle Wortman  
Engineering Consultant – Claire Martin, OHM

#### **3. DETERMINATION OF QUORUM**

A quorum was present.

#### **4. ADOPTION OF AGENDA**

MOTION by McKinney, supported by Brennan, to adopt the October 29, 2025, agenda as presented.

Motion passed unanimously by voice vote.

#### **5. APPROVAL OF MEETING MINUTES**

##### **Approval of the September 24, 2025 - Regular Meeting Minutes**

MOTION by Sanii-Yahyai, supported by McKinney, to adopt the September 24, 2025, meeting minutes as presented.

Motion passed unanimously by voice vote.

#### **6. CITIZEN PARTICIPATION**

A resident adjacent to the proposed Prospect Pointe South development (no name stated) asked about the process for Prospect Pointe South to appear on a Planning Commission agenda after the initial postponement by the Planning Commission.

**7. CORRESPONDANCE**

None.

**8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS**

None.

**9. REPORTS**

Marin summarized the Planning & Zoning report for August and September that was shared at the October Board of Trustees meeting, as well as other developments during the month of October.

MOTION by Brennan, supported by McKinney, to receive the August and September Planning and Zoning Administrator report.

Motion passed unanimously by voice vote.

**10. OLD BUSINESS**

None.

**11. NEW BUSINESS**

STPC #25-07: Trinity Health ER Addition Site Plan

MOTION by Brennan, Supported by McKinney, to approve a combined preliminary/final site plan for STPC #25-07 Trinity Health Emergency Department Renovation Project, with the following conditions:

1. Address all items in the Planners' report dated October 16, 2025.
2. Address all items in the Engineers' report dated October 16, 2025.

Roll call vote. All Ayes. Motion passed unanimously.

**12. POLICY DISCUSSION**

**A. Zoning Ordinance Re-write**

Marin presented proposed changes to Article 4 and 10, including the zoning map and zoning district consolidation, as summarized in the memo within the meeting packet. The Planning Commission asked Marin questions regarding the impact of the proposed updates. The Planning Commission expressed support for the proposed zoning map changes. The Planning Commission discussed data centers regulations, more standards for cemeteries, and the Huron Valley Watershed

**13. ADJOURNMENT – next regularly scheduled meeting on November 19, 2025**

MOTION by Brennan, supported by McKinney to adjourn the meeting.

Motion passed unanimously by voice vote.

The meeting was adjourned at 7:40 p.m.

Meeting Minutes Respectfully submitted,

Thomas Brennan III, Planning Commission Secretary  
Michelle Marin, Recording Secretary  
3040 N. Prospect, Ypsilanti, MI 48198, 734-482-6099



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: October 29, 2025

## Rezoning and Area Plan Review For Superior Township, Michigan

<b>Applicant:</b>	Diverse Real Estate
<b>Project Name:</b>	The Meadows 2 at Hawthorne Mill
<b>Location:</b>	7330 Geddes Road (PIN: J -10-33-200-005)
<b>Initial Plan Date:</b>	September 12, 2025
<b>Current Zoning:</b>	A2 – Agricultural District
<b>Action Requested:</b>	Rezoning and Area Plan Approval

### PROJECT DESCRIPTION

An application has been submitted for a rezoning and area plan approval to construct a single-family residential development on a 5-acre parcel. The property is situated on the south side of Geddes Road, surrounded on the south and west sides by the approved Meadows at Hawthorne Mill development, on the north end of Section 33. The parcel is currently zoned A2 – Agricultural District. Roughly 1/3 of the subject property has historically been used for farmland, while the remainder is wooded and includes an existing single family home, proposed for demolition.

The proposed plan includes 12 single-family detached homes, a detention basin on the northwest side, and interior road connections to the adjacent Meadows at Hawthorne development. There is no proposed vehicle approach from Geddes Road. The plan indicates the 5-acre parcel directly east of the subject parcel as “Potential Future Development” and includes details of road connections and adjacent homes on this adjacent parcel, but this parcel is not within the scope of the Area Plan proposal. The plan is an extension of the

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

approved Meadows at Hawthorne Mill. The proposed lot sizes and configuration is the same as Meadows of Hawthorne Mills.

When we met with the applicant we worked with them to ensure a future connection to the vacant lot to the east so that when that lot is developed, it can be integrated in to the Hawthorne Mills development.

**Figure 1. Aerial view of subject site and vicinity**



Source: Nearmap.com

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	Single Family Residential
South	PC	Vacant, Approved for Single Family Residential
East	A2	Single Family Residential
West	PC	Vacant, Approved for Single Family Residential

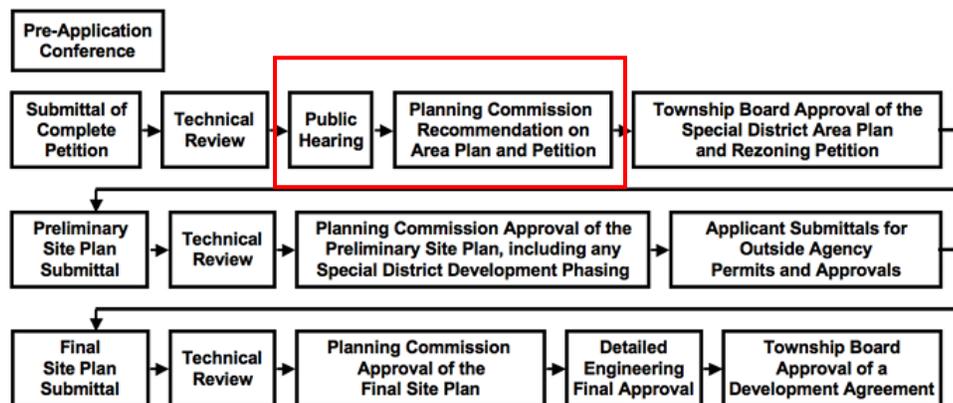
## PROCESS

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 southern parcel from A2 to PC, Planned Community District and approve the area plan. The Planning Commission holds 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

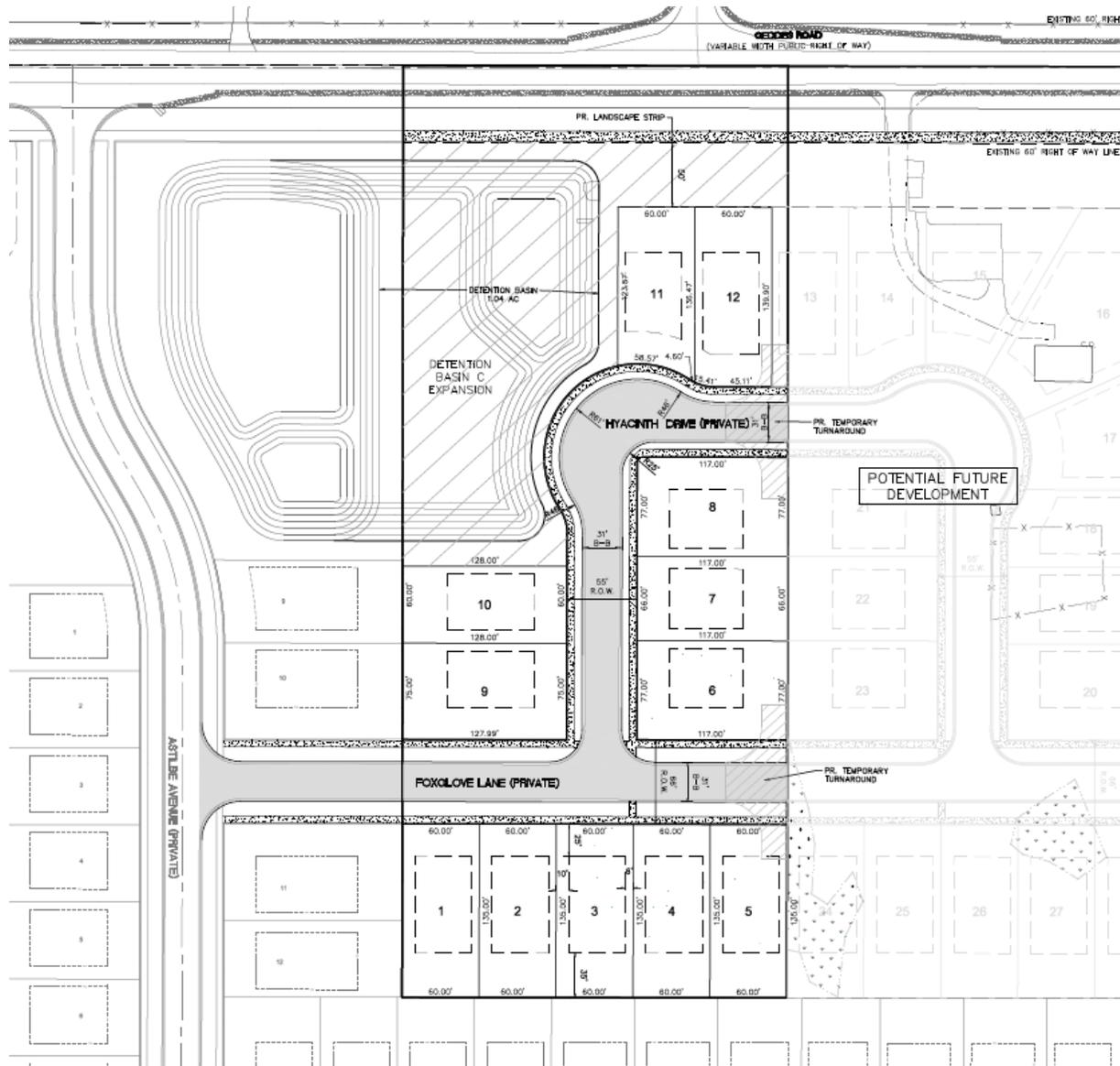


## AREA PLAN

The Area Plan includes 12 single family residential units on lots that range from 7,536 square feet to 9,600 square feet. Access to the units is provided from Foxglove Lane: a private drive that connects to the private drive Astilbe Avenue on the parcel to the west, as part of the Meadows at Hawthorne Mill development. The plan also depicts Hyacinth Drive: a private drive that connects to the “Potential Future” development on the parcel to the east. The applicant has not provided evidence of the ability to incorporate this adjacent parcel into the broader Meadows at Hawthorne Mill development.

The area plan includes the following areas in addition to the homes:

- Roughly half of a 1.04-acre detention basin in the northwest corner, shared with the adjacent Meadows at Hawthorne Mill development.
- A 50-foot wide landscaping berm and buffer along Geddes Road.



**PREVIOUS APPROVAL**

The parcel is zoned A2, and as such there is no previous Area Plan associated with the project. The existing single family home on the property was previously connected to a farm operation with the surrounding properties to the east, west, and south. The home was built around 1950.

**DENSITY / LOT SIZE and HOUSE SIZE**

The subject property is currently surrounded by vacant land or large lot (5+ acres) single family residences on all sides. The approved Meadows at Hawthorne Mill project will,

however, introduce smaller lot single family residences to the south and west of the subject parcel, reflecting the density of the proposed Area Plan.

As set forth in Article 7: Density Regulations.

*Density shall be regulated as follows: 1. Maximum net residential density. 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.*

The maximum permitted density was not included in the Master Plan; however, the most applicable district based on Master Plan is R-4, Single Family Residential District. R-4 zoning permits a density of 4.0 units per acre. The proposed net density of 2.4 units per acre is much lower than the maximum density permitted in the PC District and envisioned in the Master Plan.

With regards to individual lot size, the applicant is proposing all of the twelve lots with a minimum width of 60-feet and a minimum area of 7,536 square feet. While this lot configuration is not specifically addressed in the zoning ordinance, the PC district allows such flexibility. Many prospective buyers—including those seeking to downsize—find smaller lots appealing.

The proposed minimum setbacks and building height reflect the requirements of the R4 zoning district. The proposed home plans reflect the floor plans approved by the Planning Commission for the adjacent Meadows at Hawthorne Mill development.

## MASTER PLAN

The Master Plan has designated this area as the Geddes Road Urban Sub-Area, described on pages 51-55 of the Growth Management and Future Land Use section of the Comprehensive Master Plan:

*"This is the most densely and intensely developed area within the Township, containing about 65% of the Township population. The development and land use patterns in this area is reflected by the fact that this area is served with public utilities. The established public utility boundary south of Geddes Road is long standing policy and planned to continue into the future.*

*This area also has the beginning of a planned employment center with the development of the Hyundai-Kia America Technical Center at the southwest corner of Geddes and LeForge Roads. Scattered throughout this area there are also several community/institutional uses including churches, parks, the library, and municipal facilities. This sub area currently contains a range of zoning designations including several that are unique to this area: Planned Manufactured, Neighborhood Commercial, and Multi-Family Residential.*

*This sub-area provides a wide range of housing types and affordability. There is a mix of well-established and new single-family neighborhoods, multi-family developments, and manufactured neighborhoods. Existing housing ranges in age from many decades old to new construction and varies in size from small apartment units to large homes. This sub-area includes designated affordable, assisted living, and co-op housing all of which help to support the community's more vulnerable residents.*

*In recent years, stalled or partially completed housing developments in this sub-area, which had previously received preliminary or final approval from the Township, have received updated approvals and construction has once again begun. Additionally, undeveloped land in this sub-area has received interest in new residential development. This sub-area is very important to the Township as it provides a variety of housing types at densities that would not be possible without the availability of a municipal sewer and water system.*

## **Planned Uses**

As stated on Page 53:

*“Concentrating new development on vacant lots with minimal or no wooded areas and preserving heavily wooded areas will ensure that residents enjoy the natural character that is a key component of Superior Charter Township’s identity. The average density of new development in this area will vary between developments to ensure a diverse availability of housing types.”*

The Master Plan establishes the goal of preserving wooded areas and permitting housing types with varying densities. The applicant can consider clustering the 12 proposed units on smaller lots and dedicating a portion of the existing wooded areas as open space. Although this site is proposed to be connected to the approved Meadows at Hawthorne Mill development, the subject Area Plan is a standalone application. The Planning Commission should consider the Area Plan proposal on its own, ensuring that the principals of area plan approval and the goals of the Master Plan for this area are reflected.

Page 54 includes a list of uses within the Geddes Road Urban Sub-Area, including “*Attached residential and multiple-family residential along neighborhood edges and adjacent to arterial corridors.*”

### **Design Characteristics**

The Master Plan also includes a list of planned “Design Characteristics” for the Geddes Road Urban Sub-Area, including the following relating to new housing:

- *New development shall be reviewed on a case-by-case basis to respect the existing scale and character of the surrounding area.*
- *Each individual neighborhood has a unique character that must be respected and preserved.*
- *Walkability and non-motorized connections are essential to maintain neighborhood character and access to daily needs and services.*
- *Ensure appropriate transition of intensity of uses and scale to adjacent single-family neighborhoods.*
- *Peripheral attached residential and multiple-family residential along neighborhood edges and arterial corridors should be at a scale and density consistent with the surrounding area.*
- *Ensure appropriate transition of intensity of uses and scale to adjacent single-family neighborhoods.*
- *Varied mix of uses is encouraged.*
- *Single and lower multi-story structures oriented toward the street.*

### **Growth Management**

The Master Plan includes 10 growth management policies that encourage land uses that are best suited to the existing conditions and development plan for different portions of the Township, including the following relevant policies:

**Policy 2:** The type and density of new development should remain consistent with existing types and densities of nearby land uses.

**Policy 6:** Superior Charter Township supports diverse land uses that provide residents convenient access to housing, goods, and services.

**Policy 7:** Superior Charter Township believes that any new development (Residential/Commercial/Industrial) should be focused within designated and planned areas.

**Policy 8:** Superior Charter Township believes that any new development (Residential/Commercial/Industrial) should be done in a sustainable manner.

**Policy 10:** Superior Charter Township's land use goals support regional land use goals.

The vast majority of the existing housing stock in the Geddes Road Urban Sub-Area are detached single family homes on smaller lots, reflective of the proposed Area Plan for the subject property. The Master Plan for this area establishes the goal to site higher-density housing along neighborhood edges and near arterial corridors, particularly given the low availability of undeveloped parcels in the Geddes Road Urban Sub-Area and high demand and need for more attainable housing options. However, the proposed housing style and density is consistent with the adjacent, approved Meadows at Hawthorne Mill which the proposed area plan is effectively a continuation of.

## Housing

Page 39 of the Master Plan includes housing policies, many of which intersect with the growth management goals. All of the housing policies are relevant to this Area Plan, as the development of this project will impact the total housing stock – both existing and future.

**Policy 1:** Superior Charter Township recognizes that the existing neighborhoods and the existing housing stock are an essential part of the community's character.

**Policy 2:** Superior Charter Township recognizes the need for a diversity in housing stock to support the housing needs of all its residents, including young people, families, and seniors aging in place.

**Policy 3:** Superior Charter Township supports the development of senior housing options.

**Policy 4:** Superior Charter Township supports housing densities where additional population will not overburden the existing or planned infrastructure.

**Policy 5:** Superior Charter Township promotes residential development in a manner which will create, preserve, and enhance a quality living environment for existing and future Township residents and workers.

**Policy 6:** Superior Charter Township recognizes that the voices of all existing and even potential future residents are not always at the table and extra effort may be needed to consider all housing needs, not just existing property owners.

**Policy 7:** Superior Charter Township supports increased housing density in planned areas, where feasible, to promote maximum retention of open space and natural features in other portions of the Township and region.

**Policy 8:** Superior Charter Township supports neighborhood commercial development that provides higher density residential neighborhoods with convenient access to day-to-day businesses and employment.

### **Open Space and Land Preservation**

The Master Plan further includes the following relevant policies related to Open Space and Land Preservation, detailed on page 38 of the Master Plan:

**Policy 1:** Natural features, land preservation, and open space are key components of Superior Charter Township's community character and quality of life.

**Policy 2:** Superior Charter Township actively strives to protect, preserve, and acquire additional open space and natural features.

Roughly 1/3 of this site is currently woodland, but with no proposed preservation protection.

### **Master Plan Summary Findings**

We find that the proposed Area Plan petition to rezone the property from A2 to PC, Planned Community for single family residential development is partially compatible with many of the elements of the Master Plan for the following reasons:

1. The Master Plan envisions that the dense portion of development in the Township should occur in the Geddes Road Urban Sub-Area, in part to protect the rural nature of the Township as well as to concentrate development in areas where municipal sewer and water is accessible.
2. Providing additional housing units adjacent to areas containing housing is a Master Plan policy goal.
3. New housing development should be consistent with the type and density of nearby uses. The subject property is surrounded by the property approved for Meadows at Hawthorne Mill, offering housing of a similar type and density as the proposed area plan.

However, the proposed Area Plan petition appears to be incompatible with other elements of the Master Plan for the following reasons.

1. Master Plan goals and policies aim to provide a diversity of housing styles, and the majority of existing and planning-approved housing units in the Township are detached single family homes, comparable in density and lot size to the proposed development.

2. The Geddes Road Urban Sub Area future land use policies to include attached single family or multiple-family residences along arterial corridors. We find that this site is an opportunity, particularly along Geddes Road, to include lower density attached single family residential (townhomes) or lower density multiple family housing that provide varied housing options that are not currently provided, or planned for, in Superior Township.

## DISTRICT INTENT

### Special Districts

As set forth in Section 7.001, the Authority to Establish Special Districts as defined in Article 2.0 (Zoning Districts), is established in accordance with Section 503 of the Michigan Zoning Enabling Act. These Special Districts are designed to accomplish the objectives of this Ordinance through a development review process intended to achieve integration of the proposed development project with the characteristics of the project area. These Special Districts are intended to permit flexibility in the regulation of land development; encourage innovation in land use and variety in design, layout, and type of structures constructed; achieve economy and efficiency in the development and use of land, natural resources, energy, and the provision of public services and facilities; encourage useful open space; and provide better housing, employment, and shopping opportunities particularly suited to the needs of the residents of the Township. The intent of these special districts is to:

- Provide for increased flexibility and encourage innovation in design and layout of land development, subject to proper administrative standards and procedures.
- Lessen the burden of traffic on streets and highways, and provide for an integrated system of sidewalks, pedestrian pathways, and other non-transportation facilities.
- Provide for a compatible mix of land uses in each Special District.
- Establish planning, review, and approval procedures that properly relate the type, design, and layout of development to the site and surrounding area.
- Encourage innovation in residential and nonresidential development so that greater opportunities for better housing, recreation, and shops conveniently located to each other may extend to all citizens and residents of Superior Township; and so that the growing demands of the Township's population may be met by a greater variety in type, design, and layout of buildings and by the conservation and more efficient use of open space ancillary to these buildings.

### **Planned Community District**

The Township Zoning Ordinance has multiple "special districts", one of which is the PC, Planned Community District. The intent of the PC, Planned Community District is as follows:

*The Planned Community (PC) Special District option encourages greater collaboration between the developer and the Township in the development process and allows additional freedom for the developer to take an even more creative approach to land use and development than otherwise permitted under this Ordinance. The PC Special District option offers greater flexibility in the design of land development, maximizing the developer's ability to take advantage of natural topography, vegetation, watercourses, and other site features in designing the development.*

## 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 the applicant are able to collaborate to better protect the site's 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 proposed area plan does not offer a creative approach to land use development and instead reflects the development possible through R-4 zoning. The area plan also proposes the removal of approximately 1.05 acres of wetlands, which does not reflect the intentions of the PC District.*

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

*CWA Finding: We find that the proposed Area Plan petition to rezone the property from A2, Planned Community (single-family residential) to PC, Planned Community is compatible with many elements of the Master Plan and the Growth Management Plan. However, we note that the master plan establishes a goal of more dense housing development in this area. Attached single family or multiple-family housing that allows for preservation of the wooded and wetland areas on the site is more aligned with the Master Plan goals for this particular area.*

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: Capacity availability unknown at this time, particularly with regards to utilities; however, this property is within the Urban Services Area with utility access available.*

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 area is 5 acres. The applicant has not proposed any usable open space, nor provided for the preservation of any of the existing wooded areas or 1.05 acres of wetland. The planned density is 2.4 acres/lot with minimum lot sizes of 7,536 square feet. The minimum lot size in the R4 zoning district is 7,200 acres. The proposed density is possible under conventional R4 zoning. The Area Plan does not offer units developed in a manner to preserve open space nor to create more attainable housing styles.*

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 proposed Area Plan does not conserve open space nor preserves natural resources. The proposed housing density reflects development that is possible under conventional zoning. We note that based on the growth management and housing policies of the Master Plan, the detached single family style is less dense than the housing stock envisioned in the Master Plan for this area.*

## STANDARDS

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 partially incompatible 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 the applicant are able to collaborate to better protect the site's natural features and reduce impact upon adjacent properties than could be accomplished through a by-right site plan or through a conventional subdivision development or as shown on the approved Area Plan for the site.*

- 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: Capacity availability unknown at this time, particularly with regards to utilities; however, this property is within the Urban Services Area with utility access available.*

- 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 site includes no usable open space areas. A required stormwater basin is provided on the northwest portion of this site, but this does not qualify as open space or a recreation area. The adjacent, approved Meadows at Hawthorne Mill development includes one, small open space area with a non-motorized pathway connection. There are nonmotorized pathways around the property and along Geddes Road. The Planning Commission can discuss how the Area Plan may be adjusted to ensure an adequate recreation area system.*

- 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. The applicant should clarify if the Meadows at Hawthorne Mill and the Meadows 2 at Hawthorne Mill will be governed by one HOA.*

- 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 shows three points of access to the site, all from the neighboring parcels to the east and west of the subject property. The proposed plan is effectively an extension of the Meadows at Hawthorne Mill, which*

*includes 2 access points along Geddes Road, to the east and west of the subject property. The broader Meadows development is also connected to Prospect Pointe West on the south side via the private Primrose Drive. Onsite circulation appears sufficient for vehicular traffic. Traffic impacts will be reviewed by the Washtenaw County Road Commission. Sidewalks are proposed along all street frontages, including Geddes Road.*

- 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: As part of the deliberation, the Planning Commission should discuss if the proposed housing style is reflective of the intent of the Master Plan and Planned Community.*

- 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 minimize adverse impacts.*

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

*CWA Finding: The site area is 5 acres, and no areas are dedicated for preservation. The planned density is 2.4 acres/lot with minimum lot sizes of 7,536 acres. The minimum lot size in the R4 zoning district is 7,200 acres. The proposed density is possible under conventional R4 zoning. The Area Plan does not offer units developed in a manner to preserve open space nor to create more attainable housing styles.*

- 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: Access to the development is proposed from 3 locations on private road connections to the east and west of the subject site, connected to the broader Meadows at Hawthorne Mill development. No additional access is proposed from Geddes Road on the subject parcel. A traffic impact study may be necessary to determine impacts to the traffic on nearby public roads that may result from the 12 additional homes. Traffic impacts will be reviewed by the Washtenaw County Road Commission.*

**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 proposes sidewalks along all street frontages, including Geddes Road. There are no additional pathways to connect the site to the open space area at the adjacent Meadows at Hawthorne Mill property.*

## SUMMARY OF ALL FINDINGS

Our review finds that while certain elements of the proposed Area Plan are consistent with the Township's Master Plan and Growth Management Strategy, other aspects are not.

The intent of the PC, Planned Community district is to permit flexibility in land development regulations, encourage innovation in land use, and promote variety in design, layout, and building types. The proposed layout appears relatively conventional and lacks the creativity and diversity anticipated under the PC district. However, as effectively a continuation of the approved area plan of the adjacent Meadows at Hawthorne Mill, this proposed area plan is consistent with Master Plan strategies to encourage housing design and density that complements nearby housing styles.

## RECOMONDATION

We recommend that the Planning Commission hold a public hearing, discuss the noted questions in our report with the applicant, consider public testimony, and either:

- A. Postpone action to allow the applicant to provide additional information; or
- B. Direct staff to draft a resolution based on the discussion.

Sincerely,



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



CARLISLE/WORTMAN ASSOC., INC.  
Michelle Marin, AICP

*Meadows 2 at Hawthorne Mill*  
*October 29, 2025*

cc: Emily Dabish Yahkind, Township Supervisor  
Angela Robinson, Township Clerk  
Bill Balmes, Building Official  
George Tsakof, Township Engineer  
Cresson Sloten, Township Engineer



October 29, 2025

**CHARTER TOWNSHIP OF SUPERIOR**

3040 North Prospect Road  
Ypsilanti, MI 48198

Attention: **Emily Dabish Yahkind, Township Supervisor**

Regarding: **The Meadows 2 at Hawthorne Mill  
Area Plan for PC Rezoning – Review No. 1  
OHM Job # 0140-25-1060**

Dear Ms. Dabish Yahkind:

On behalf of the Township, we have reviewed the Area Plan submittal for the above referenced project, as provided to the Township by the Applicant on October 8, 2025. We understand that the application will be considered by the Planning Commission at their regular meeting on November 19th regarding Area Plan and PC District rezoning. 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.

1. The site will be serviced by connecting to the proposed Superior Township public sanitary sewer in the Astilbe Avenue private right-of-way (ROW) to be constructed in Phase 1 of The Meadows at Hawthorne Mill. The proposed sanitary layout and connection to the Superior Township system appear to be viable at the conceptual level, however, a more detailed review of the facilities will take place during potential future site plan stages. A basis-of-design, along with future review and approval by the Ypsilanti Community Utilities Authority (YCUA) and permit by Michigan Department of Environment, Great Lakes, and Energy (EGLE) under Part 41 will be required for sanitary main construction.
2. The site will be serviced by connecting to the proposed Superior Township public water main in the Astilbe Avenue private ROW to be constructed in Phase 1 of The Meadows at Hawthorne Mill. The proposed water main layout and connection to the Superior Township water system appear to be viable at the conceptual level, however, a more detailed technical review of the facilities will take place during potential future site plan stages. A basis-of-design, along with future review and approval by YCUA and permitting by EGLE under PA 399 will be required for water main construction.
3. Future, later stage plan submittals should include the size of existing water main and sanitary sewers adjacent to the site and being utilized for connections to the Superior Township utility system.
4. Please note that a more detailed technical review of the site engineering will take place during a potential future preliminary/final site plan stage. Grading details would be reviewed at future stages of the project if a site plan were to move forward.
5. We note that a 55'-wide private street ROW is shown for Hyacinth Drive rather than a typical 66'-wide ROW which is shown for the proposed Foxglove Lane. Both streets are shown with a width of 31' from back-of-curb to back-of-curb, so the main difference with the 55'-wide ROW is the sidewalks will be



closer to the street on Hyacinth Drive than they are on Foxglove Lane. As Hyacinth Drive will be a low-speed short local road we do not see any engineering issues with this proposed narrower right-of-way.

6. The stormwater management design on the site plan will be required to meet Washtenaw County Water Resources Commissioner (WCWRC) Standards. Future review and approval from WCWRC would be required. The determination of requirements is typically made at preliminary and final site plan stages.
7. Soil erosion and sedimentation control (SESC) measures shall be included on the site plan and need to meet the requirements of WCWRC. Review and approval will be required from WCWRC in the future prior to a final site plan approval.
8. Work proposed in the Geddes Road ROW should meet the requirements of the WCRC. Future review and approval from WCRC will be required during the site plan stage as they have jurisdiction over this public ROW.

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

Sincerely,  
OHM Advisors

---

Cresson Sloten, PE  
Senior Project Manager

cc: Angela Robinson, Township Clerk  
Bill Balmes, Building Department  
Ben Carlisle, CWA, Twp Planner  
Michelle Marin, CWA, Township Planner  
George Tsakoff, OHM Advisors, Township Engineer  
Claire Martin, OHM Advisors, Township Engineer  
Mariah Cummings, OHM Advisors, Township Engineer

P:\0126\_0165\SITE\_SuperiorTwp\2025\0140251060\_The Meadows 2 at Hawthorne Mill\1068\_Area Plan-Rezoning Review-Phase 2\Reviews\The Meadows 2 Area Plan\_Review 1\_2025-10-29.docx



**September 9, 2025**

Superior Township Planning Commission  
Superior Charter Township  
3040 N. Prospect Road  
Ypsilanti, MI 48198

**Re: Area Plan Petition – 7330 Geddes Road (12 Single Family Lots)**

Dear Chairperson and Members of the Planning Commission,

On behalf of Lombardo Homes, I am pleased to submit the enclosed Area Plan Petition for the property located at 7330 Geddes Road in Superior Township. The project site is a 5 acre parcel located on the South Side of Geddes Road between Leforge and Hunters Creek Drive. The proposal consists of the development of 12 single-family residential lots.

This project has been planned to complement and tie into the future Meadows at Hawthorne Mill development and is anticipated to be developed along with subsequent phases in 2028. By aligning with this future neighborhood, the proposed 12-lot development provides a logical extension of residential growth in the area while preserving the Township's desired character and development patterns.

We believe this project will provide high-quality new housing opportunities in Superior Township, strengthen the tax base, and support the Township's long-term planning vision. We respectfully request your review and approval of the Area Plan Petition.

Thank you for your consideration. Please do not hesitate to contact me if you have any questions or require additional information.

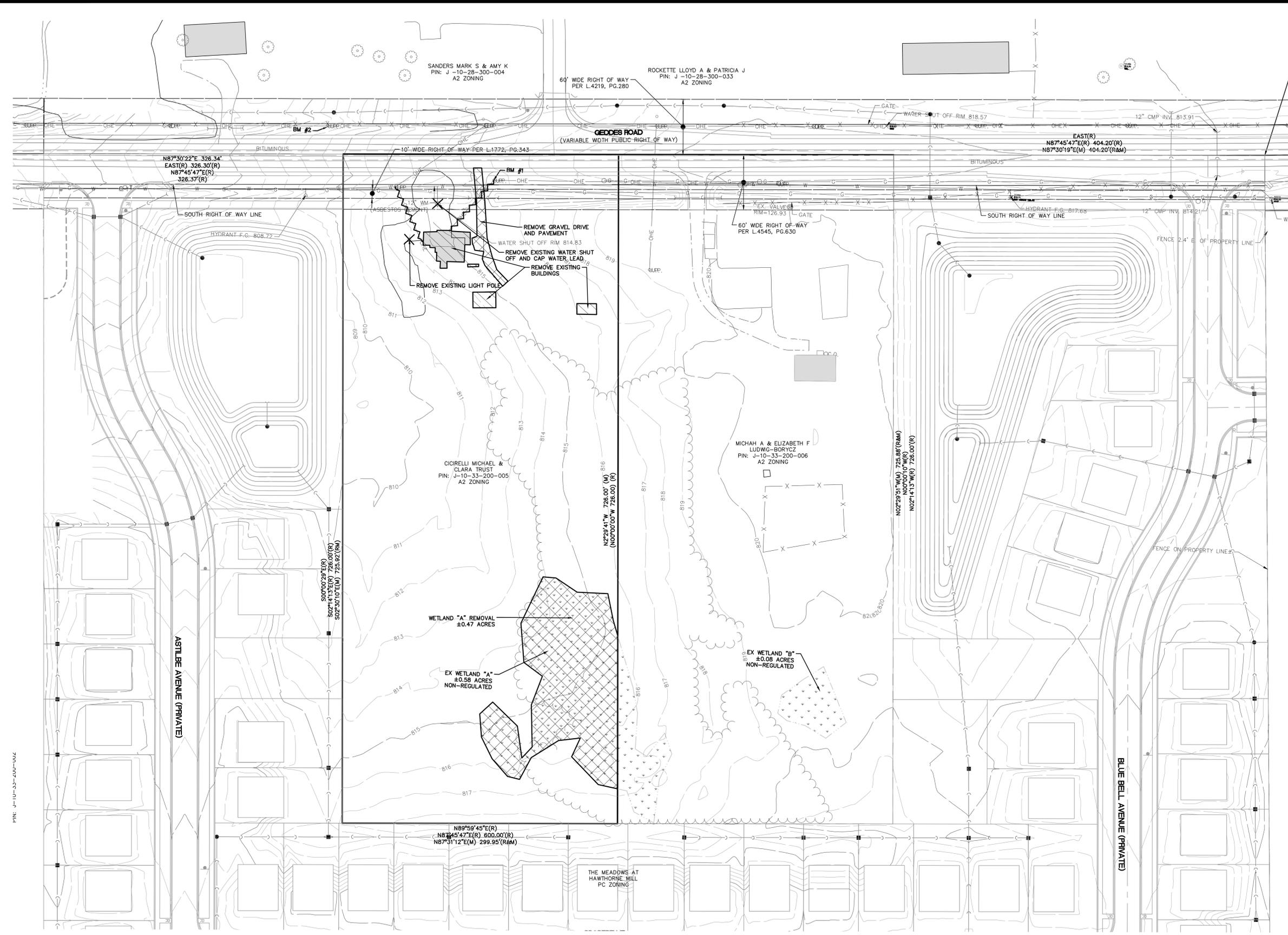
Sincerely,  
Aubrey Merhib  
Entitlements Manager  
Lombardo Homes

**Aubrey Merhib – (239)273-8306**

---

**LOMBARDO COMPANIES**  
13001 23 Mile Road, Suite 200  
Shelby Township, MI 48315





**LEGEND**

	BOUNDARY LINE
	EXISTING EASEMENT
	SECTION LINE
	BOUNDARY/PROPERTY LINE
	EX. CONTOUR
	EX. WATER MAIN
	EX. SANITARY
	EX. GAS
	EX. STORM
	EX. OVERHEAD ELECTRICAL LINE
	EX. TELEPHONE LINE
	EX. WETLAND
	EX. TREE LINE
	EX. CURB AND GUTTER
	EX. FENCE
	EX. SOIL DELINEATION
	EX. BUILDING
	EX. CATCH BASIN/INLET/CULVERT
	EX. HYDRANT
	EX. VALVE
	EX. SANITARY SEWER
	EX. TREE
	EX. SOIL BORING LOCATION
	TO BE REMOVED
	DRIVE/PAVEMENT TO BE REMOVED
	BUILDING/HOUSE TO BE REMOVED

**NOTES:**

- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, GROUND DISTANCES, INTERNATIONAL FEET. MEASURED BEARINGS AS SHOWN DIFFER FROM RECORD TITLE BEARINGS.
- PROJECT VERTICAL DATUM IS NAVD 88.
- THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO MAP NUMBER 26161C0288E OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE APRIL 3, 2012. GUARANTEE CANNOT BE MADE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
- THE MEADOWS AT HAWTHORNE MILL AND GEDDES ROAD CONSTRUCTION PROJECT IS SCHEDULED TO BEGIN IN SPRING OF 2026. PROPOSED DESIGN CONDITIONS IN THESE AREAS ARE BEING REFLECTED AS AN EXISTING CONDITION TO DEPICT ACTUAL ANTICIPATED CONDITIONS AT THE TIME OF DEVELOPMENT OF THIS PROPERTY AS THIS DEVELOPMENT IS ENTIRELY DEPENDENT ON PHASE 1 OF THE MEADOWS AT HAWTHORNE MILL BEING CONSTRUCTED.

**SITE BENCHMARKS:**

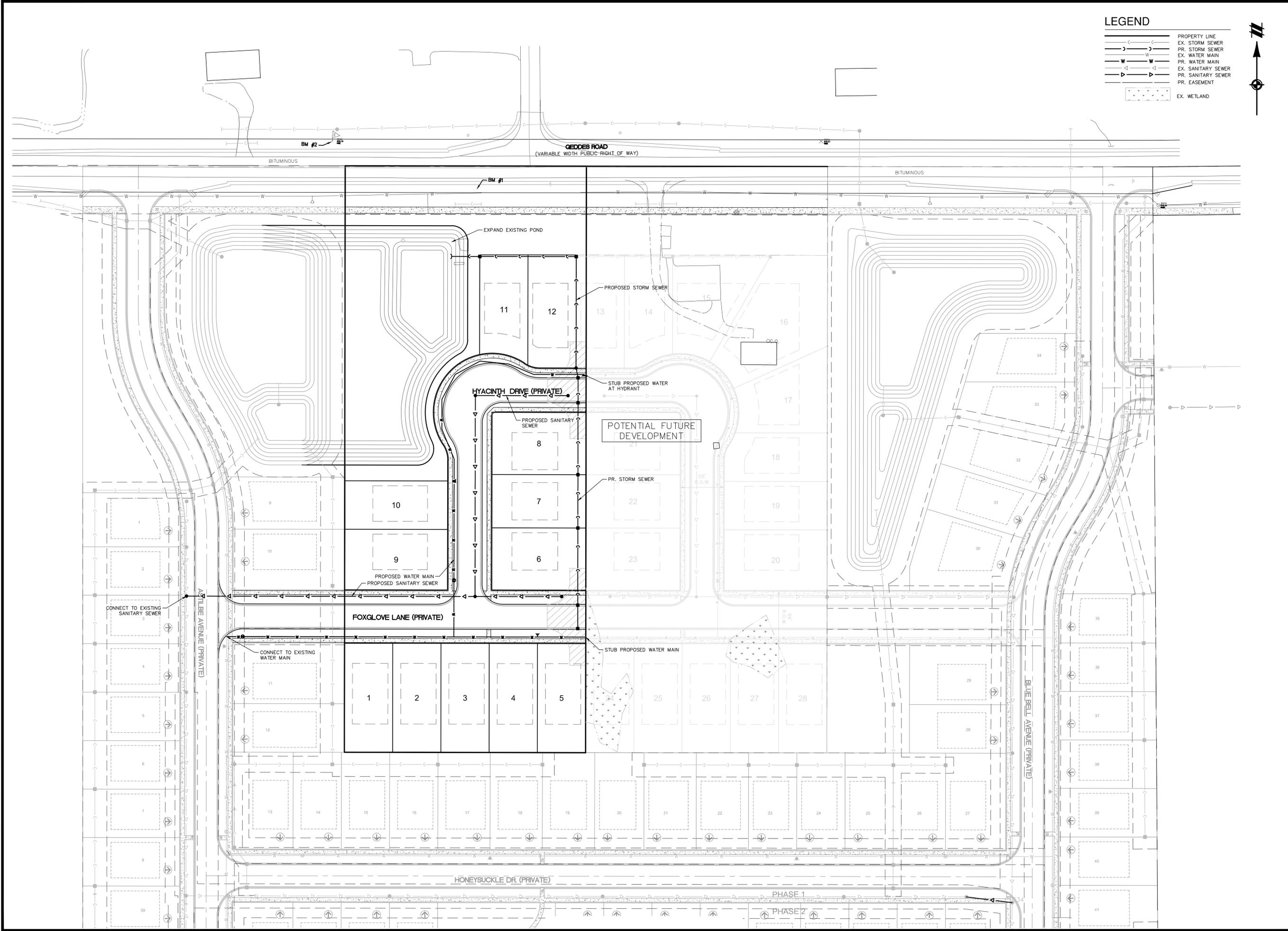
BM #1: NAIL IN WEST SIDE OF THE UTILITY POLE ON SOUTH RIGHT OF WAY OF GEDDES ROAD, 165'± WEST OF THE NORTHWEST PROPERTY CORNER  
ELEVATION: 816.41 (NAVD88)

BM #2: NAIL ON THE SOUTHEAST SIDE OF THE UTILITY POLE ON THE NORTH RIGHT OF WAY OF GEDDES ROAD, 92'± NORTHWEST WEST OF NORTHWEST PROPERTY CORNER  
ELEVATION: 807.92 (NAVD88)

5/23/2025 10:58:15 AM  
C:\Users\jckim\OneDrive\Documents\25004659\25004659.dwg  
PLOT: J:\U-33-20-00-007  
PIN: J-10-33-200-007  
MATTIHEW MYERS







**LEGEND**

- C — C — PROPERTY LINE
- W — W — EX. STORM SEWER
- W — W — PR. STORM SEWER
- W — W — EX. WATER MAIN
- W — W — PR. WATER MAIN
- W — W — EX. SANITARY SEWER
- W — W — PR. SANITARY SEWER
- W — W — PR. EASEMENT
- W — W — EX. WETLAND



**811**  
**Know what's below.**  
**Call before you dig.**  
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**NOTICE:**  
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

**ATWELL**  
 866.850.4200 [www.atwell.com](http://www.atwell.com)  
 TWO TOWNE SQUARE, SUITE 700  
 SOUTHFIELD, MI 48076  
 248.447.2000

SECTION 33  
 TOWN 2 SOUTH, RANGE 7 EAST  
 SUPERIOR TOWNSHIP  
 WASHTENAW COUNTY, MICHIGAN

DIVERSE REAL ESTATE, LLC  
 THE MEADOWS 2  
 AT HAWTHORNE MILL  
 AREA PLAN  
 UTILITY PLAN

DATE	SEPT. 12, 2025
REVISIONS	
SCALE:	1" = 50 FEET
DR.	MM CH. JK
P.M.	J. KIME
JOB	25004659
SHEET NO.	5

K:\3050\diverse\dwg\1000\1000\_1000\_1000.dwg 9/12/2025 5:20 PM MATTHEW MYERS

**NOT FOR CONSTRUCTION**

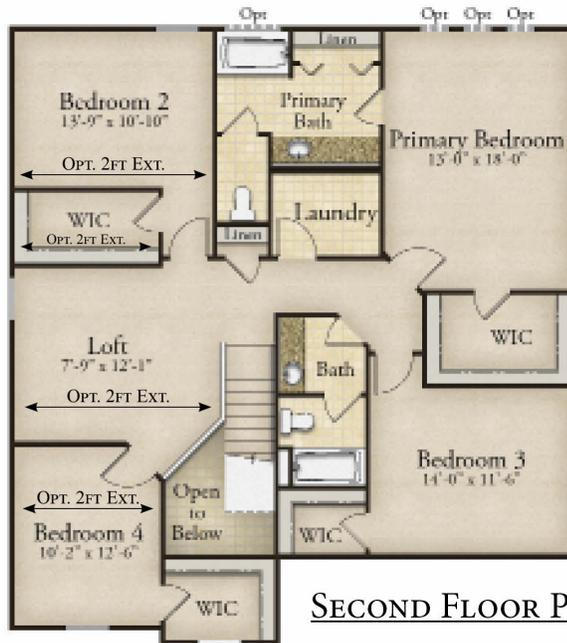


Artisan Series

# THE AUSTIN

2,746–3,172 Sq. Ft. | 4–5 Bedrooms | 2.5–3 Baths





SECOND FLOOR PLAN



FIRST FLOOR PLAN

Rev. 7/23/25. This depiction represents an artist's conception of the elevation and floor plan and is not intended to be an exact representation or show specific detailing. Plans remain subject to change without notice. Drawings are not to scale. All measurements shown are approximate and not necessarily to scale. Location, size and construction of doors, windows, wall, fireplaces and any other items depicted may vary depending on elevation preference or choice of options and are subject to change without notice. Some options and elevations shown may not be available in every neighborhood; see Sales Manager for details. Due to normal construction tolerances, the room sizes shown may vary slightly. The Builder may change home design, materials, features and methods of construction without prior notice. Model homes may contain some optional features not available through the Builder.



View our interactive design tool and floor plan options!

# THE BERKELEY

2,816–3,650 Sq. Ft. | 4–5 Bedrooms | 2.5–4 Baths



F



G



B



E

# THE BERKELEY

2,816–3,650 Sq. Ft. | 4–5 Bedrooms | 2.5–4 Baths



**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**

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View our interactive design tool and floor plan options!

# THE BLOOMINGTON

2,211–2,656 Sq. Ft. | 3–4 Bedrooms | 2.5–3 Baths



G



E



F



B



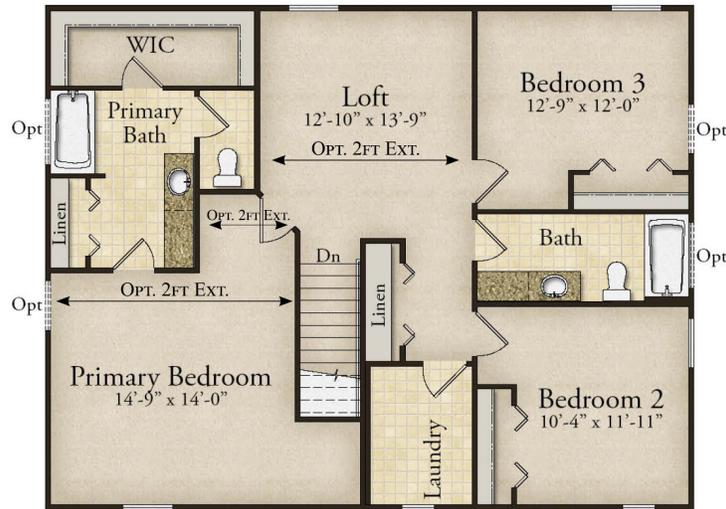
C



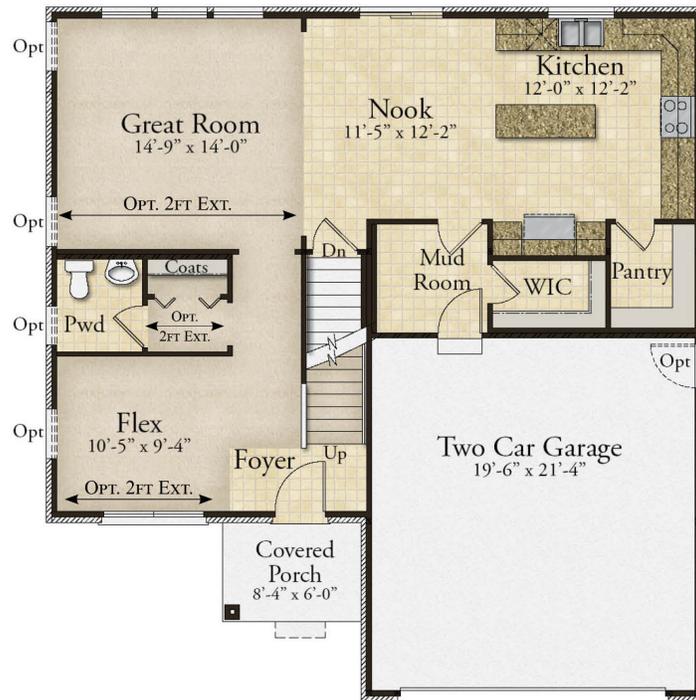
D

# THE BLOOMINGTON

2,211–2,656 Sq. Ft. | 3–4 Bedrooms | 2.5–3 Baths



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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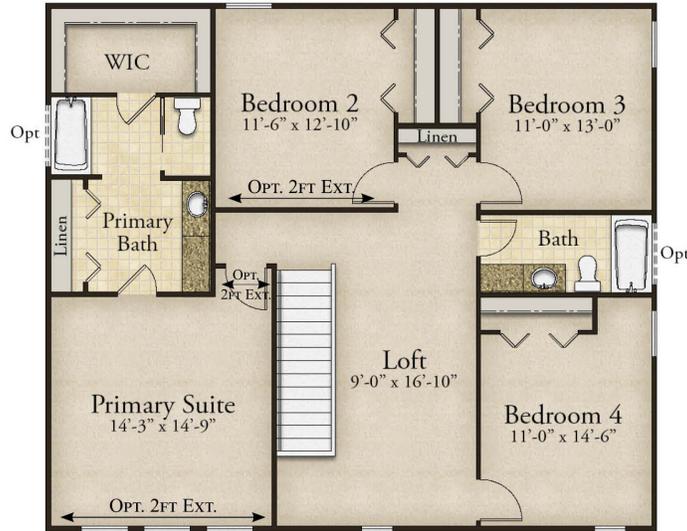


View our interactive design tool and floor plan options!

# THE COLUMBIA

2,479–2,884 Sq. Ft. | 4 Bedrooms | 2.5–3 Baths





SECOND FLOOR PLAN



FIRST FLOOR PLAN

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View our interactive design tool and floor plan options!

# THE CHARLOTTE

1,533–1,897 Sq. Ft. | 3 Bedrooms | 2 Baths



G



C



D



A



B

# THE CHARLOTTE

1,533-1,897 Sq. Ft. | 3 Bedrooms | 2 Baths



## FIRST FLOOR PLAN

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View our interactive design tool and floor plan options!



Artisan Series

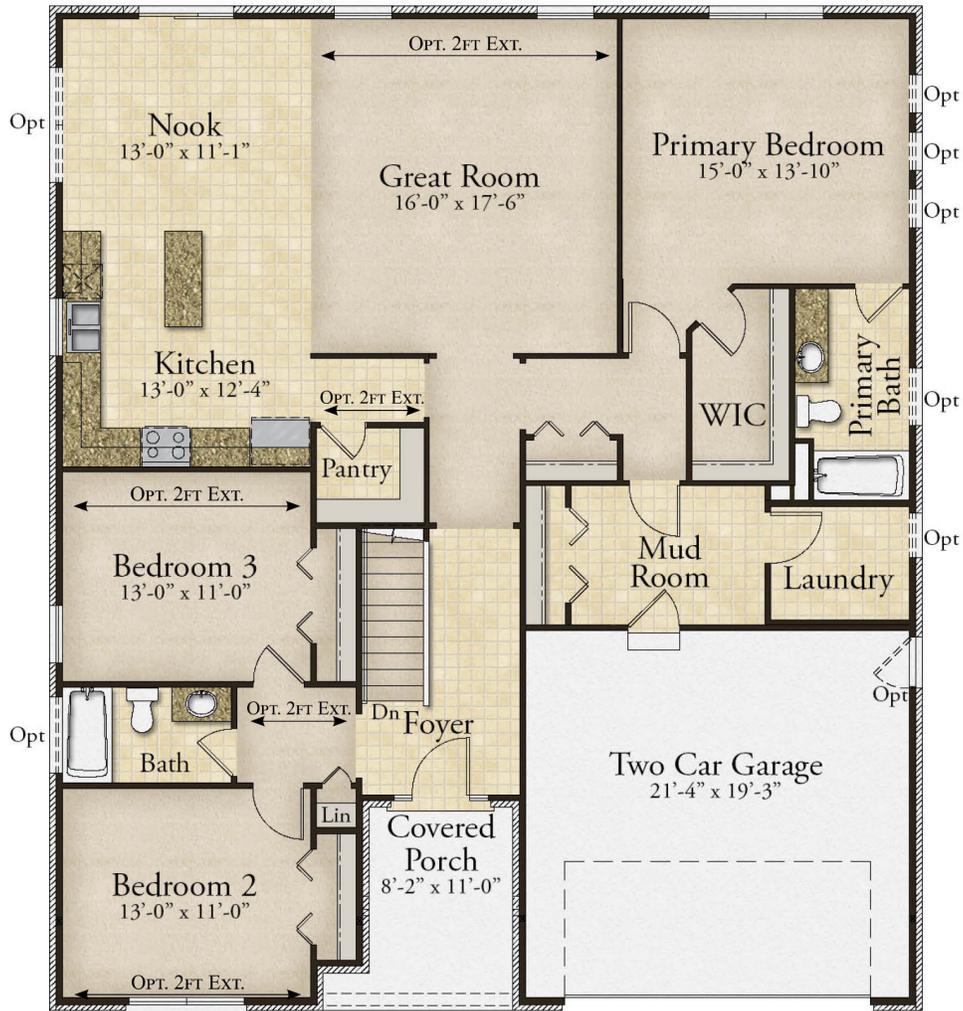
# THE DAVENPORT

1,900–2,247 Sq. Ft. | 3 Bedrooms | 2 Baths



# THE DAVENPORT

1,900–2,247 Sq. Ft. | 3 Bedrooms | 2 Baths



## FIRST FLOOR PLAN

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View our interactive design tool and floor plan options!

# THE HARRISON

1,963–2,350 Sq. Ft. | 3 Bedrooms | 2.5 Baths



F



G



B



D



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Rev. 7/23/25. This depiction represents an artist's conception of the elevation and floor plan and is not intended to be an exact representation or show specific detailing. Plans remain subject to change without notice. Drawings are not to scale. All measurements shown are approximate and not necessarily to scale. Location, size and construction of doors, windows, wall, fireplaces and any other items depicted may vary depending on elevation preference or choice of options and are subject to change without notice. Some options and elevations shown may not be available in every neighborhood; see Sales Manager for details. Due to normal construction tolerances, the room sizes shown may vary slightly. The Builder may change home design, materials, features and methods of construction without prior notice. Model homes may contain some optional features not available through the Builder.



View our interactive design tool and floor plan options!



## **Economic Feasibility Statement**

**Project:** Area Plan Petition – 12 Single Family Lots

**Location:** 7330 Geddes Road

**Applicant:** Diverse Real Estate

### **Introduction**

This Economic Feasibility Statement demonstrates the financial viability of the proposed 12-lot single-family development and outlines its anticipated fiscal benefits to Superior Township and other taxing jurisdictions.

### **Market Demand**

Residential demand in Washtenaw County remains strong, driven by proximity to Ann Arbor, Ypsilanti, and regional employment centers. The proposed homes are expected to be priced in the \$400,000–\$500,000 range, which is consistent with current market conditions for new construction in this area of Superior Township and southeastern Washtenaw County.

### **Project Financing**

- All infrastructure improvements (roads, utilities, stormwater facilities) will be privately financed by the developer.
- No Township participation or extraordinary public investment is required.

### **Cost–Benefit Analysis**

- **Public Costs:** Minimal, limited to routine provision of municipal services (fire, police, public works).
- **Public Revenues:**
  - Each home, valued at approximately \$450,000, would generate a State Equalized Value (SEV) of approximately \$225,000.

**Aubrey Merhib – (239)273-8306**

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**LOMBARDO COMPANIES**  
13001 23 Mile Road, Suite 200  
Shelby Township, MI 48315

- At a Superior Township millage rate of approximately 39 mills total (Township, County, School, other), this equates to about \$8,775 in annual property tax per home.
- For 12 homes, the annual tax revenue is estimated at \$105,300. Of this, a portion (~20–25%) will flow directly to Superior Township, with additional revenue supporting schools, Washtenaw County, and other agencies.
- Permit and utility connection fees collected at the time of construction provide immediate one-time revenue to the Township.

## **Sustainability of Development**

- Market conditions in Washtenaw County support new single-family homes, minimizing risk of incomplete development.
- Long-term ownership and occupancy of the homes will provide consistent property tax contributions to the Township.

## **Conclusion**

The proposed 12-lot single-family development is financially feasible, requires no extraordinary Township expenditures, and will provide sustained long-term fiscal benefits. It will expand the Township's housing base while promoting a quality living environment for existing and future Township residents and workers as envisioned in the Master Plan.

**Aubrey Merhib – (239)273-8306**

**LOMBARDO COMPANIES**  
13001 23 Mile Road, Suite 200  
Shelby Township, MI 48315



## **Community Impact Statement**

**Project:** Area Plan Petition – 12 Single Family Lots

**Location:** 7330 Geddes Road

**Applicant:** Diverse Real Estate

### **Introduction**

This Community Impact Statement is submitted in support of the proposed Area Plan Petition for the development of 12 single-family residential lots in Superior Township. The purpose of this statement is to identify the project's anticipated impact on the community and demonstrate how the development will provide long-term benefits to the Township.

### **Land Use Compatibility**

The proposed 12-lot layout is consistent with the surrounding land use character and will tie into the proposed Meadows at Hawthorne Mill Development. The development complements the Township's Master Plan objectives for promoting residential development in a manner which will create, preserve and enhance a quality living environment for existing and future Township residents and workers.

### **Public Services**

- **Roads:** The proposed area plan connects to the internal streets within the Meadows at Hawthorne Mill development. Traffic generation from 12 single-family homes is anticipated to be minimal and will not adversely affect existing roadway levels of service.
- **Utilities:** Water and sanitary sewer services will be extended to serve the development in accordance with Township requirements. Stormwater management will be provided on site through best management practices.
- **Public Safety:** Police and fire services will continue to be provided by the Township, and the low-density nature of the development is not expected to strain public safety resources.

**Aubrey Merhib – (239)273-8306**

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**LOMBARDO COMPANIES**  
13001 23 Mile Road, Suite 200  
Shelby Township, MI 48315

## **Schools**

- Based on regional demographic averages, the project may yield approximately 5-6 school-aged children across all grade levels. Local schools are anticipated to be able to accommodate this modest increase without significant impact.

## **Community Benefits**

- Adds high-quality new housing options that support the Township's residential base.
- Improves the tax base, generating additional revenue for Township services, schools, and Washtenaw County.
- Enhances neighborhood stability and provides opportunities for families to locate in Superior Township.

**Aubrey Merhib – (239)273-8306**

**LOMBARDO COMPANIES**  
13001 23 Mile Road, Suite 200  
Shelby Township, MI 48315

## **MEMO**

TO: Superior Charter Township Board of Trustees

FROM: Michelle Marin, Planning & Zoning Administrator

RE: Planning & Zoning Department Report

DATE: November 12, 2025

Below is a summary of the planning and zoning activities for the month of October 2025.

### **TRINITY HEALTH – ER ADDITION/RENOVATION**

On October 29<sup>th</sup>, the Planning Commission approved a site plan (STPC #25-07) for a renovation/addition project to the Trinity Health Emergency Department. The site plan includes alterations to the parking and drop off area as well as a building addition to allow additional ER rooms. The approval was conditioned upon the applicant addressing minor outstanding planning and engineering items. As of November 12, the conditions of approval have not yet been met.

### **MEADOWS 2 AT HAWTHORNE MILL AREA PLAN**

Lombardo and Atwell have submitted an application for an area plan for 12 single family detached homes at 7330 Geddes Road, directly adjacent to the Meadows at Hawthorne Mill development. The Meadows 2 (STPC #25-10) includes interior connections to the original Meadows at Hawthorne Mill and proposes no new entrances from Geddes Road. The planning review of the proposed area plan questions how the 12 homes will be connected to the original Meadows at Hawthorne Mill homes, particularly with respect to a single HOA. The public hearing for the proposed area plan is scheduled for the November 19<sup>th</sup> Planning Commission meeting.

### **PROSPECT POINTE SOUTH**

In July, M/I Homes submitted a rezoning and area plan application for a three-phase single-family residential development project, on two adjacent parcels with a total area of ~48 acres. One parcel is zoned R-4 and one parcel is zoned PC – Planned Community. The development (STPC #25-05) is located on the east side of North Prospect Road, between Berkshire Drive, Sheffield Drive, and the Autumn Woods condos. The applicant is proposing to develop Prospect Pointe South as a 119- unit single family residential development. The existing site is vacant and heavily wooded on roughly  $\frac{3}{4}$  of the property.

A public hearing was held at the August 27<sup>th</sup> Planning Commission meeting, at which time the Commission postponed action on the area plan application and directed the applicant to address the following items:

- a. Traffic study, including coordination with the Washtenaw County Road Commission

- b. Road connections, including private roads
- c. Stormwater management
- d. Landscape buffer
- e. Power grid capacity
- f. Density concerns

The applicant submitted revised plans, following a meeting with the development review team. Carlisle Wortman provided a review of the revised plans, and many of the items of postponement remain unaddressed. We anticipate the project coming back to the Planning Commission for review at the December meeting.

### **PROSPECT POINTE WEST**

Prospect Pointe West is a four-phase single-family residential development project, on a ~67-acre parcel of land zoned R-4 an Urban Residential District. The development is located on the southwest corner of Geddes Road and Prospect Road, west of Hunters Creek Drive in the northeast quarter of Section 33. The applicant is proposing to develop Prospect Pointe West as a 157-unit site condominium.

The four (4) phases consist of the following number of units:

- Phase 1 – 39 units
- Phase 2 – 45 units
- Phase 3 – 26 units
- Phase 4 – 47 units

The proposed lot dimensions are 66' x 130' with a minimum lot size of 8,580 sf. The homes will range in size from 2,000 to 3,200 sf with sales prices starting in the \$400,000s. The development has private roads with sidewalks on both sides and will be serviced by public sanitary sewer which will be designed as an extension of the existing Prospect Pointe development. Public water will also be extended from the existing subdivision. Each phase of the development is required to go through the Final Site Plan process.

The Final Site Plan for Prospect Pointe West Phase 1 (STPC #22-03) was approved by action of the Superior Township Planning Commission on April 26, 2023, and includes 39 single family lots. Building permits for individual homes are being issued and construction has commenced.

The Final Site Plan for Prospect Pointe West Phase 2 (STPC #24-01) was approved by action of the Superior Township Planning Commission on May 22, 2024, and includes 45 single family lots. The Development Agreement for Phase 2 has been recorded and a preconstruction meeting was held on September 10, 2024.

The Final Site Plan for Prospect Pointe West Phase 3 (STPC #25-01) was approved by the Planning Commission at the May 28<sup>th</sup> meeting. This phase includes 25 single family lots. The development agreement was approved by the Township Board of Trustees at the September 15<sup>th</sup> meeting.

The applicant submitted a final site plan application for Prospect Pointe West Phase 4 (STPC #25-08) in September. The final site plan is anticipated to be reviewed at the December Planning Commission meeting.

### **TRINITY HEALTH - EMERGENCY FAMILY SHELTER**

Following a public hearing on August 27<sup>th</sup>, the Planning Commission approved the conditional use permit to establish an emergency family shelter in the Towsley Health Building of the Trinity Health Campus, in the MS Medical Services District. The proposed project (STPC #25-04) provides 30 apartment-style temporary housing units for families in need, in collaboration with the Interfaith Hospitality Network at Alpha House. The application does not include a site plan, as the existing building is already outfitted with dwelling units, and the project includes interior renovations only. This project will mark the second temporary housing facility in Washtenaw County managed by Alpha House.

### **HYUNDAI FUEL LOADING SYSTEM**

On August 27<sup>th</sup>, the Planning Commission approved a combined preliminary and final site plan for a fueling facility at the Hyundai America Technical Center in the PM Planned Manufacturing District. The project (STPC #25-06) includes the construction of a two-pump accessory fueling facility and underground storage tanks. The facility is intended for vehicles being used on site and does not include a retail sales component. The planning and engineering reviews have been completed, with several outstanding items identified in both reviews. Construction began on the project in September.

### **BROOKWOOD**

Brookwood is a Master Planned Community on an ~84 acre parcel of land zoned Planned Community (PC) a Special District. The development is located on the east side of Leforge Road approximately 700 feet north of Clark Road in the southwest corner of Section 33. The applicant is proposing to develop Brookwood with 318 dwelling units divided into three (3) residential dwelling product types (i.e., stacked flats, duplex units, four-plex units, and attached townhomes).

The development is designed for renters and owners plus a section dedicated for people over 55 years of age. Stacked flats and duplexes are anticipated to rent from \$1.50 - \$2.50 per square foot. The townhomes will be for sale and priced per unit according to the market. The development will also include a clubhouse, amenity areas, paved parking areas, landscape improvement, and a continuous sidewalk network along private drives throughout the development and walking paths that connect amenities with various areas of the development. Existing public water and sanitary sewer mains will be extended to serve the development.

The Brookwood Superior Area Plan Amendment was approved at second reading by the Township Board on May 20, 2024.

The Brookwood Superior Preliminary Site Plan (STPC #23-05) was approved by action of the Superior Township Planning Commission on May 22, 2024, with the following conditions:

- 1) Address all items in the Township Engineers May 9, 2024, review.
- 2) Provide additional details on Natural Feature Plan including how the 25% slopes will be protected, and their integrity remain intact.
- 3) Provide a more detailed landscape plan that meets all landscape, screening, and woodland preservation requirements.
- 4) Provide lighting and photometric plan.
- 5) Provide a detailed narrative of the architectural concept for the site including materials details.

The Final Site Plan for Brookwood Estates (STPC #23-05) was approved by the Planning Commission at the May 28<sup>th</sup> meeting. The applicant is currently working on addressing the approval conditions that were identified in the Planners' and Engineers' reports.

## **GARRETT'S SPACE**

Garrett's Space is proposed to be a residential center where young adults suffering from depression and anxiety are treated. The facility will include both in-patient and daily services, with a non-medical and non-institutional focus. Garrett's Space is proposed on seven (7) parcels that will be combined into one lot totaling approximately 76.0 acres. The property has historically been used as a single-family residence with an address of 3900 Dixboro Road and is in Section 7 of the Township. The site includes significant natural resources including woodlands, steep slopes, a creek, floodplain, and wetlands.

The applicant proposes the following improvements:

- 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 2,100 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 septic system
- 8) Construct two (2) stormwater detention ponds

The applicant proposes a phased development:

- 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.

Previous Township approvals are as follows:

- Property was rezoned from A-2 to Planned Community (PC) Special District via an Area Plan petition approved by the Township Board on July 17, 2023.
- The applicant recorded a Zoning and Land Use Agreement dated October 16, 2023, that limits uses, the number of residents and the number of employees.
- A Preliminary Site Plan (STPC 23-03) was approved by the Planning Commission with conditions on January 24, 2024.
- A Final Site Plan (STPC 23-03) was approved by the Planning Commission on September 25, 2024, with the following conditions:
  - 1) Obtain all outside agency approvals permits outlined in Township Engineer's memo dated 9/19/24.
  - 2) Combine existing seven (7) parcels into one parcel prior to receiving certificate of occupancy.
  - 3) Record conservation protection prior to certificate of occupancy.
- A Development Agreement was approved by the Township Board on October 21, 2024.

To date, the applicant has completed Final Site Plan conditions #1, #2, and #3:

- 1) OHM reviewed the Engineering Plans submittal (dated 12/20/24) and had no exceptions to the proposed development moving forward as shown on the plans as submitted.
- 2) The seven (7) parcels have been combined into one and a new parcel assigned (J -10-07-200-021). Furthermore, the Township Assessor has changed the zoning of this new parcel to PC.
- 3) Resolution No. 2025-13 to approve Garrett's Space Conservation Deed Restriction Agreement between Garrett's Space and the Township was approved by the Board of Trustees on March 17, 2025.

Building permits have been submitted and a preconstruction meeting was held on March 18, 2025. Preliminary site work has commenced. The approved Development Agreement requires the conservation area protection to be recorded prior to Certificate of Occupancy (CO) for the main residential structure to be newly constructed (Phase 2). A C of O may be issued for the Phase 1 portion of the project if all building and fire codes and requirements are met for the change of use.

## **THE MEADOWS AT HAWTHORNE MILLS**

The Meadows at Hawthorne Mills is a 215 unit single-family residential site condominium located on 71 acres of land located south of Geddes Road and east of Leforge Rd. The site includes private roads that provide two (2) access points to Geddes Road and has two (2) connection points with the adjacent Prospect Pointe West Development. In addition, there is a road stub for future development to the south. The proposed development will be served with public utilities. A sewer will connect from Leforge Road, and the Prospect Pointe Development and water will be looped throughout the development from Geddes Road. Stormwater management will be handled with four (4) proposed detention ponds located throughout the development.

The entire development received preliminary site plan approval on October 28, 2020. There are five (5) phases of development, and each phase required final site plan approval. The final site plan for Phase 1 was approved by the Planning Commission with conditions on November 15, 2023. Phase 1 includes a total of 40 lots/units as well as construction of the roads and infrastructure items to directly serve those units, extension of a sanitary sewer from LeForge Road across the neighboring property to the west needed to service Phase 1, and mass grading of the entire site.

The final site plan for Phase 1 of the Meadows at Hawthorne Mill was set to expire and the applicant petitioned the Planning Commission to grant a one-year extension. On January 22, 2025, the Planning Commission granted an extension of the approved final site plan with the following conditions:

1. Provide a cost estimate for required woodland mitigation to be paid into Superior 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. Secure all required Washtenaw County Road Commission (WCRC) permits and right-of-way dedications to facilitate improvements at the intersection of Prospect and Geddes Rd as well as turn lane improvements for the private connection on Geddes Road.
4. Complete a Development Agreement and present to the Board of Trustees for approval prior to Phase 1 moving to the pre-construction phase of the development.

The applicant for the Meadows at Hawthorn Mills (Louis J. Eyde Family, LLC) is selling the property, possibly in two parts, to Lombardo and/or Pulte. Jared Kime of Atwell is working with Pulte to prepare necessary submissions including an amendment to the Phase 1 Final Site Plan. An application to amend the final site plan was received on March 13, 2025, and is under review. A summary of the changes proposed are as follows:

1. Phase 1 FSP revision
  - a. Minor revisions to lot grading for Pulte standards
  - b. Landscape revision and phasing of the tree impacts/mitigation calculations
  - c. Reduction of mass grading to only phase 1 and the sanitary corridor going through future phases

- d. Would also include the necessary building elevations for PC review
- 2. Overall Engineering Plan update
  - a. Raised road grades on south half of site to improve earthwork balance
  - b. Associated lot grading revisions throughout site
  - c. Some storm sewer modifications due to the lot changes in future phase areas
  - d. Updated water main profiles due to new road elevations in future phase areas
  - e. Overall landscape plan update with tree impacts/mitigation calculations

The Planning Commission has authority to determine whether a requested change is major or minor, in accordance with this Section 10.12. Changes to the ownership may impact changes to the site layout, and as such the review of the project is currently on hold until ownership changes are verified.

Other outstanding items to be addressed by the applicant(s) prior to any final site plan approval:

- 1. Development Agreement – BOT approval
- 2. Intersection ROW dedication – BOT approval

The Development Agreement was approved by the Board of Trustees at the August meeting, conditioned upon finalizing the Right-of-Way Dedication. The applicant is aiming to beginning construction in Spring 2026.

#### **CLAY HILL COMMUNITY FARM AND GARDEN**

The Board of Trustees issued a 1-year extension of the special district area plan approval for the Clay Hill community farm and garden at request of the applicant. The applicant indicated progress as well as the need to extend the approval to update wetland mapping and finalize permits with the County Road, Water, and Drain Commissions.

The applicant submitted a site plan application, omitting the fees. This item is scheduled for the October meeting for the Board of Trustees to discuss and determine if a site plan fee waiver is appropriate.

#### **DTE GRENADA SUBSTATION**

Conditional Use Permit/Preliminary Site Plan - DTE Grenada Substation Expansion (STPC #25-02). The applicant hosted a virtual meeting with Ben Carlisle and Emily Dabish Yahind on August 15<sup>th</sup>, but no substantive site plan changes were shown. Revised documents were provided to the Planning & Zoning department on November 9<sup>th</sup> but have not yet been reviewed.

## **ZONING BOARD OF APPEALS**

The ZBA did not have a meeting in October due to a lack of agenda items. There will similarly be no November ZBA meeting. The ZBA vacancy was filled in August, and a ZBA alternate was similarly appointed.

Per bylaws, the ZBA consists of seven (7) regular and two (2) alternates members appointed by the Township Board. One (1) of the members must be a member of the Township Planning Commission and one member may be a member of the Township Board. The remaining members must reside in the unincorporated areas of the Township and represent the population distribution and various interests present. Current ZBA members include:

- Thomas Brennan, (Chair & PC Member)
- Rachel Smith
- Dana Greene (BOT)
- Tanya Markos-Vanno
- Meghan Winslow
- Jack Gilbreath
- William Schoefield
- Austin Anderson (alternate)

The Township now has regular scheduled ZBA meetings the 2nd Wednesday of the month; if there are no agenda items, the meeting is cancelled.

## **PLANNING COMMISSION**

At the October 29th Planning Commission meeting, the Planning Commission reviewed the following articles.

- Article 10: Use Standards
- Article 4: Zoning District Regulations

These articles had previously reviewed by the Planning Commission, but the CWA staff made substantial edits to the articles that warranted a secondary review. The new draft Article 4 also includes changes to the zoning map, including commercial district consolidations and reimagining. Changes to Article 10 introduce regulations for new uses that are not in the current zoning ordinance.

To date, the Planning Commission and CWA staff have convened to review the following articles, as part of the Zoning Ordinance Rewrite Steering Committee:

- ARTICLE 1: TITLE, PURPOSE AND LEGAL CLAUSES
- ARTICLE 2: DEFINITIONS
- ARTICLE 3: ADMINISTRATION AND ENFORCEMENT
- ARTICLE 4: ZONING DISTRICT REGULATIONS
- ARTICLE 6: DEVELOPMENT OPTIONS
- ARTICLE 7: GENERAL PROVISIONS
- ARTICLE 8: SITE PLAN REVIEW
- ARTICLE 9: CONDITIONAL USE REVIEW

- ARTICLE 10: USE STANDARDS
- ARTICLE 11: OFF-STREET PARKING AND LOADING REGULATIONS
- ARTICLE 14: SIGN REGULATIONS
- ARTICLE 15: NONCONFORMITIES
- ARTICLE 16: ZONING BOARD OF APPEALS
- ARTICLE 17: AMENDMENT PROCEDURE

Per bylaws, the Planning Commission shall consist of seven (7) members serving three (3) year terms with eligibility for re-appointment. One member of the Township Board shall be appointed to the Planning Commission as an ex officio member and Township Board Representative, with full voting rights. The current Planning Commission is comprised of the following members:

- Jay Gardner, Chair (Term expires 2/28/2026)
- Robert Steele, Vice Chair (Term expires 2/28/2028)
- Thomas Brennan, Secretary (Term expires 2/28/2027)
- Patrick McGill (Term expires 2/28/2027)
- Brenda McKinney– Board Rep. (Term expires 11/7/2028)
- Nahid Sanii-Yahyai (Term expires 2/28/2026)
- Curt Wolf (Term expires 1/01/2028)

**OTHER BUSINESS/NEWS**

- 1) Michelle Marin of Carlisle Wortman Associates (CWA) began to serve as the Township Planning and Zoning Administrator in April. In October, Michelle reviewed and approved 13 Certificates of Zoning Compliance. One additional permit was denied for a ground mounted solar installation on residential properties. This same property received denial for the same reason in August. Ground mounted solar installations are not a permitted use in the Township.

Michelle responded to many general phone and email inquiries from the public both during and outside of office hours and met in person with numerous folks at the Township Hall during office hours, including 4 pre-application meetings in October. Michelle continued ordinance enforcement in October and worked on corrective actions with previously notified code violators. She prepared the packet and staffed the October Planning Commission meeting. Michelle also prepared materials for the October Board of Trustees meeting.

- 2) Carlisle Wortman Associates staff also serve in the role as the Township Planner and review and manage projects that are paid from escrows including applicant inquiries and project coordination.