

SUPERIOR CHARTER TOWNSHIP

Planning Commission

Regular Meeting Minutes - Adopted

March 26, 2025, 7:00 PM

Township Hall - 3040 North Prospect

Superior Township, MI 48198

1. CALL TO ORDER

Chairman Gardner called the regular meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Jay Gardner, Chair
Dr. Robert Steele, Vice Chair
Thomas Brennan, Secretary
Patrick McGill
Brenda McKinney, Board Representative
Nahid Sanii-Yahyai

Absent: Curt Wolf

Also Present: Planning Consultants – Benjamine Carlisle and Diane Mulville-Friel, Carlisle Wortman
Engineering Consultants - Claire Martin, OHM

3. DETERMINATION OF QUORUM

A quorum was present.

4. ADOPTION OF AGENDA

MOTION by Sanii-Yahyai, supported by Brennan, to adopt the March 26, 2025, agenda as presented

Motion passed unanimously by voice vote.

5. APPROVAL OF MEETING MINUTES

A. Approval of the February 26, 2025- Regular Meeting Minutes

MOTION by Sanii-Yahyai, supported by Brennan, to adopt the February 26, 2025, meeting minutes as presented.

Motion passed unanimously by voice vote.

6. CITIZEN PARTICIPATION

Chair Gardner opened the Citizen Participation portion of the meeting and asked if anyone wanted to speak. He reiterated that the agenda did not include any public hearing items or site plan reviews. The following citizens offer public comment regarding the DTE Grenada Substation Expansion project that was included as a public hearing item on the February 26, 2025 agenda: Ray Franzen, David Rhoades, Jack Goodnoe, and Chandra Aya. All persons who commented had requests that the Planning Commission require DTE to provide additional details on the possible environmental and

public health effects and that DTE be required to provide more buffering and screening, and/or reduce the overall footprint of the proposed expansion project.

Chair Gardner and Ben Carlisle elaborated on the fact that the Township had submitted a list of additional requirements that DTE needs to address prior to resubmitting the proposal. Those items are outlined in the February 26, 2025, Planning Commission minutes. Mr. Carlisle also stated that Township staff had meet with the DTE project team after that February meeting to discuss the proposal and the Township’s concerns. Mr. Carlisle and the Supervisor asked DTE to also consider alternative sites.

Jack Goodnoe and Ray Franzen requested to be notified, if possible, when DTE resubmitted their plans. Mr. Carlisle stated that the property would be continued to be posted, however, additional public notice (e.g., 300 foot radius mailings and newspaper legal advertisement) was not required because when the project is resubmitted and brought before the Planning Commission for action it would be considered a continuance of the public hearing. Citizens were advised that the Planning Commission’s regular meetings are held on the fourth Wednesday of the month and that public notices as well as meeting agendas and packets are posted to the Township website prior to those meetings.

7. CORRESPONDANCE

Ms. Mulville-Friel noted that correspondence from the following individuals was attached to the meeting packet:

- Brita Lahann (received February 2025)
- Joerg Lahann (received February 2025)
- Ray and Lori Frazen (dated March 10, 2025)
- Property owners adjacent to DTE Grenada Electrical Substation (dated March 7, 2025)
- Linda Atkins and Thomas Kenney (dated March 10, 2025)

MOTION by Brennan supported by Sanii-Yahyai, to receive the correspondence.

Motion passed unanimously by voice vote.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None

9. REPORTS

A. Building Department Report

Ms. Mulville-Friel provided the Commission with an overview of the status of building permits issued in January broken down by category (e.g., comm/multi-family, residential). There were 205 permits issued since January 2025 with an estimated construction costs of \$6 mil. Approximately \$77K in permit fees were collected.

B. Zoning Administrator Report

Ms. Mulville-Friel provided the Commission with an overview of active development projects (Prospect Pointe West, Brookwood, Garrett’s Space, and The Meadows at Hawthorn Mills), the status of recent Zoning Board of Appeals (ZBA) cases, future cases to be reviewed by the Planning Commission, and other business/news.

MOTION by Sanii-Yahyai supported by Brennan, to receive the reports.

Motion passed unanimously by voice vote.

10. OLD BUSINESS

None.

11. NEW BUSINESS

12. None.

13. POLICY DISCUSSION

A. Zoning Ordinance Re-write

Ms. Mulville-Friel provided an update on the status of the Zoning Ordinance Rewrite. During the previous Steering Committee meetings, it was discussed how much of the current language in the Zoning Ordinance was appropriate and that only minor changes to wording were required to improve clarity and logic and to modernize it to current day standards were necessary. The most significant change would involve reorganizing the chapters, sections, and subsections to assist the general public and applicants as well as Township staff and the Planning Commission who administer these regulations and standards.

The Steering Committee and CWA staff have convened to review the following draft Articles:

ARTICLE 1: TITLE, PURPOSE AND LEGAL CLAUSES

ARTICLE 2: DEFINITIONS

ARTICLE 3: ADMINISTRATION AND ENFORCEMENT

ARTICLE 4: ZONING DISTRICT REGULATIONS

Articles 6 and 7 have been reworked and a draft of these articles is the focus of this month’s review. Because the Planning Commission meeting agenda for March is light, it was decided that Articles 6 and 7 would be presented to the Commission as a whole for discussion.

Ms. Mulville-Friel pointed out some of the substantive changes proposed for Article 6:

- Section 6.03.F (Density Bonus) pertains to Open Space Preservation Residential Development (OSPRD). This is a new section that encourages the use of the OSPRD, if all standards set forth in 6.03.F are met, the underlying density established by 6.03.E may be increased by up to 20%

at the discretion of the Planning Commission. Density bonuses shall be based upon a demonstration by the applicant of at least one of the following items listed under 1-3.

- Planning Commission members agreed that former Section 14.04 (Design Review) which was moved to new Section 6.04 and changed to “Dixboro Design Review” should be sent to the Dixboro Design Review Board for comment.

Ms. Mulville-Friel pointed out some of the substantive changes proposed for Article 7:

- Former Section 5.201 (Accessory Dwellings) was moved to new Section 7.03.C (Accessory Dwellings). Purpose and intent was expanded as well as the application of regulations and standards of approval. Essentially, it is proposed that accessory dwelling units be conditionally allowed in the Rural, Rural Residential and Urban Residential Districts if standards of approval as outlined 1-6 are met. The Planning Commission members agreed that this was a good approach and were supportive of expanding where ADUs were conditionally permitted in the Township.

Chair Gardner proposed that if the monthly meeting agenda was light, it would be more expeditious if the Planning Commission as a whole reviewed and discussed draft Articles for the Zoning Ordinance rewrite. Planning Commissioners agreed this would be a good idea.

14. ADJOURNMENT – *next regularly scheduled meeting on April 23, 2025*

MOTION by Brennan, supported by Sani-Yahyai to adjourn the meeting.

Motion passed unanimously by voice vote.

The meeting was adjourned at 8:08 pm.

Meeting Minutes Respectfully submitted,

Thomas Brennan III, Planning Commission Secretary
Diane Mulville-Friel, Recording Secretary
3040 N. Prospect, Ypsilanti, MI 48198, 734-482-6099