

SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, SUPERIOR TOWNSHIP, MI 48198
AGENDA
May 27, 2026 - 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 April 22, 2026, Regular Meeting Minutes
 - B. Approval of the May 6, 2026, Special Meeting Minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
 - A. Zoning Ordinance Amendment: Security Cameras for Multiple-Family and Commercial Properties
9. REPORTS
 - A. April Planning & Zoning Report to the Board of Trustees
10. OLD BUSINESS
11. NEW BUSINESS
12. POLICY DISCUSSION
13. ADJOURNMENT

SUPERIOR CHARTER TOWNSHIP

Planning Commission

Regular Meeting Minutes - DRAFT

April 22, 2026, 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 7:00 p.m.

2. ROLL CALL

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

Absent: Curt Wolf

Also Present: Planning Consultant – Ben Carlisle, Carlisle Wortman Associates
Engineering Consultant – George Tsakoff and Mariah Cummings, OHM

3. DETERMINATION OF QUORUM

A quorum was present.

4. ADOPTION OF AGENDA

MOTION by Sanii-Yahyai, supported by Brennan, to adopt the April 22, 2026, agenda as amended.

Motion passed unanimously by voice vote.

5. APPROVAL OF MEETING MINUTES

MOTION by Sanii-Yahyai, supported by Brennan, to adopt the March 25, 2026, regular meeting minutes as amended.

Motion passed unanimously by voice vote.

6. CITIZEN PARTICIPATION

Brenda Baker of 8512 Ashton Ct spoke about the Township wetlands ordinance, indicating that there are issues with administration of the wetlands ordinance, including permitting.

7. CORRESPONDANCE

Motion by Brennan, supported by Sanii—Yahyai to receive correspondence from Northfield Township.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

Motion by McKinney, supported by Sanii-Yahyai to open the public hearing for STPC #26-01 Area Plan Petition and Rezoning – Timber Creek Flats (PC District), STPC #25-09 Area Plan Amendment – Clay Hill Farm and Market (PC District), and Zoning Ordinance Amendment: Energy Systems and Facilities Requirements.

Motion passed unanimously by roll call vote.

STPC #26-01 Area Plan Petition and Rezoning – Timber Creek Flats (PC District)

Jake Hymes of Elmington Affordable presented an overview of the area plan changes since the December Planning Commission meeting, including making the public amenities available to all residents across the full property.

Carlisle provided a summary of the planners' review in the meeting packet. The mixed-residential project has a total density of 9.7 units per net acre. Carlisle emphasized the housing type and project for the Planning Commission to consider: workforce housing requiring a PILOT (payment in lieu of taxes). Carlisle noted that an error in the planners' review: there are no townhomes in the proposed area plan.

Tsakoff provided a summary of the engineers' review. An existing 12" water main loop runs around MacArthur Blvd. Portions of the older water main in that area are slowly being replaced. Also an existing 12" sanitary sewer to the south and east with sufficient capacity. Stormwater requires permitting by the Water Resources Commission. Tsakoff noted that the provided traffic study indicates that the impact will not be of major concern.

Brennan asked about homeownership and an HOA. Chair Gardener asked about the elements that must be met by the project in order to receive the density bonus. The applicant indicated that the mix of housing styles, on-site pedestrian walkway, and designated open space are community benefits to meet the density bonus criteria. Chair Gardner asked about the rental rates. The applicant spoke about the AMI/affordability requirements. Brennan asked about how a raised income impacts eligibility of residents.

McKinney asked about the single-family home portion. Hymes clarified that that portion of the project would be completed by a different developer, outside the scope of the proposed area plan or PILOT. McGill asked about the units being sold as condos. Hymes indicated that the term of the PILOT would require limitations on the affordability terms. Carlisle clarified that these details would be determined between the Township and developer as part of developing the PILOT, with assistance from Washtenaw County.

Chair Gardner asked if it is the Planning Commission's role to determine the financial components of the plan. Carlisle clarified that the Planning Commission's role is to assess the area plan and the PILOT in general. There was discussion with the applicant and Planning Commission regarding the PILOT granting a 4% of shelter rent as payment in lieu of taxes. McKinney asked about the role that MSHDA applies, and the applicant indicated that the project would be owned and operated by the applicant.

Chair Gardner asked about the natural features. Carlisle clarified that woodlands, wetlands, and steep slope preservation would be assessed during the site plan stage. Chair Gardner emphasized that there are many landmark trees on site. The applicant indicated that they have adjusted their site layout based on preserving the existing landmark trees as much as possible. Carlisle noted that tree preservation and mitigation requirements are part of site plan review.

Chair Gardner asked the applicant to address the housing mix. The applicant indicated that they could break up the façade of the long, three-story buildings.

McKinney asked about the size of the units which the applicant clarified. Steele asked about the rental rates which the applicant clarified. Carlisle asked the applicant to address the phasing of the project, particularly with respect to the single-family aspect. The applicant indicated that the site plans for both projects would occur at roughly the same time.

A member of the public (name, address withheld) asked about garden space and the unavailability of food in this location. They emphasized the importance of green space for relaxation and growing food. The applicant responded that they are generally interested in such a green space or garden space.

Motion by Brennan, supported by McGill, to postpone action on the rezoning and area plan petition for STPC 26-01, Timber Creek Flats and direct staff to draft a resolution of approval.

Motion passed unanimously by roll call vote.

STPC #25-09 Area Plan Amendment – Clay Hill Farm and Market (PC District)

Chair Gardner mentioned that the Board of Trustees approved a limited farmers' market permit at Clay Hill for the sale of externally sourced products only at the Board meeting 2 days prior.

Carlisle gave a short background of the project, including the required planning approval process. The recently submitted site plan deviated from the original area plan such that an area plan amendment is required. He indicated that the proposed changes are a reduced scope compared to the original area plan that was approved in 2023. An observational tower and alpaca/fainting goat feature was removed in addition to other minor site plan changes. Following the approval of any area plan, the applicant will return for site plan approval.

Tsakoff summarized the details of the engineering report, including the public sewer and water access. He mentioned that approval for the stormwater management will be administered through the County.

Andrew O'Connor of Engineers Without Borders spoke about the new site plan, including the relevant engineering aspects. He clarified that the Drain Use permit from the County is forthcoming, as is the SESC permit, and Road Commission permit.

McKinney asked if there is currently running water. Applicant, TC Collins of Willow Run Acres, indicated that there is seasonal water, supplied by the Utility Department. Juan Bradford, Parks & Recreation Department Director clarified that water leads were provided to supply water to the site, which is removed during the winter months.

Steele asked about the 15-year lease of the land from the Township. Collins discussed the terms of the lease, including securing funding from the USDA.

Chair Gardner asked about the condition of the soil. Bradford discussed the history of a dry cleaner and party store on the site which has contributed to contamination in the center of the site. Testing reports indicated that the site is safe, provided there is no activity in the contaminated area. The Board of Trustees recently determined that soil testing is needed across the site; MSU is assisting with soil testing across all three subject parcels. Chair Gardner asked if there is a remediation plan; Bradford indicated that the plan is to place the building atop the contamination. Chair Gardner discussed the certification required for testing. Bradford gave Tsakoff provided information on what constitutes a due care plan. O'Connor mentioned that there are plans to remediate the contaminated areas.

Chair Gardner discussed concerns about the contamination and the due care plan and remediation approach.

Motion by Brennan, supported by Steele, to adopt a resolution recommending approval to the Township Board of the proposed area plan amendment for 25-09, Clay Hill Farm and Market, due to the revisions substantially complying with the intent of the original area plan with the following conditions:

1. Pending comprehensive soil testing by duly qualified professionals
2. Pending a due care plan or any remediation necessary by duly qualified professionals.

WHEREAS, on August 21, 2023, Willow Run Acres received approval from Superior Charter Township for the Clay Hill Community Farm & Garden project through the Special District Area Plan (STPC 23-04), resulting in the rezoning of three (3) parcels; and

WHEREAS, since the approval, significant progress has been made in developing the site; and

WHEREAS, on June 16, 2025, Willow Run Acres received approval from Superior Charter Township for a 365-day extension of the Area Plan; and

WHEREAS, the Planning Commission has reviewed the Area Plan Amendment in accordance with the applicable provisions of the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended) and the Superior Township Zoning Ordinance; and

WHEREAS, a public hearing was duly noticed and held on April 22, 2026, at which time interested persons were given the opportunity to comment on the proposed amendment; and

WHEREAS, the Planning Commission has considered the standards of review, the Township Master Plan, and the impacts of the proposed amendment on surrounding properties and the community as a whole; and

WHEREAS, The Planning Commission finds that the proposed Area Plan Amendment:

1. Is generally consistent with the goals and objectives of the Superior Township Master Plan;
2. Will not adversely impact public health, safety, and welfare;
3. Represents a reasonable and appropriate modification to the previously approved plan;
4. Is compatible with surrounding land uses, subject to any conditions noted herein.

NOW, THEREFORE, BE IT RESOLVED that the Superior Charter Township Planning Commission recommends that the Superior Township Board approve the proposed Area Plan Amendment for the Clay Hill Farm and Market project, as requested by Willow Run Acres, in alignment with Section 7.107D of the Zoning Ordinance with the following conditions:

1. Pending comprehensive soil testing by duly qualified professionals
2. Pending a due care plan or any remediation necessary by duly qualified professionals.

Motion passed unanimously by roll call vote.

Zoning Ordinance Amendment: Energy Systems and Facilities Requirements.

Carlisle provided an overview of PA 233, state legislation that pre-empts local zoning with respect to utility-scale battery energy storage, solar, or wind projects. Municipalities can enact stricter regulations that developers must comply with if they chose to pursue local approval, but the developers always have the option to instead receive approval from the Michigan Public Service Commission. Carlisle indicated that the proposed zoning ordinance amendment includes landscaping and fencing requirements that are not in the state requirements, along with higher setbacks. Carlisle mentioned that PA 233 was crafted with the intention of helping to meet state-wide energy production goals.

Chair Gardner asked about the scale of projects that meet the nameplate capacity that is pre-empted by PA 233 and thus included in the proposed zoning ordinance amendment. Chair Gardner discussed the noise standards deviated from the general noise standards. Steele mentioned the small-scale solar projects that are exempt from administrative review.

Bartek Susol of Linea Energy provided a comment regarding his organization's proposed project on the Northwest corner of Geddes and Superior Roads. Susol mentioned that he appreciates the opportunity to provide feedback on the proposed zoning ordinance amendment. Carlisle clarified that the ordinance was not written based on the future development plans of Linea and that the Township has not seen any plans for the Linea project.

Motion by Brennan, supported by McKinney, to recommend approval to the Township Board of the zoning ordinance text amendment to Article 10, Use Standards, Section KK, Energy Systems and Facilities (in forthcoming zoning ordinance update), as discussed at the April 22, 2026, Planning Commission meeting to increase area of panels exempt from administrative review from 8 to 24 square feet.

Motion passed unanimously by roll call vote.

Motion by Brennan, supported by McGill to close the public hearing.

Motion passed unanimously by roll call vote.

9. REPORTS

Carlisle summarized the March Planning & Zoning Report to the Board.

Motion by Brennan, Support by Sanii-Yahyai to accept the Planners' report.
Motion passed unanimously by voice vote.

10. OLD BUSINESS

Zoning Ordinance Amendment: Security Cameras for Multiple-Family and Commercial Properties.

Carlisle summarized the proposed ordinance amendment, that was requested by the Supervisor. McGill asked about the funding of security cameras. McKinney mentioned that it would not be expensive with respect to the full cost of development. The Planning Commission indicated that they are comfortable moving forward with a public hearing.

11. NEW BUSINESS

None.

12. POLICY DISCUSSION

None.

13. ADJOURNMENT – *next regularly scheduled meeting on May 27, 2026. Special meeting scheduled for May 6, 2026.*

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

Motion passed unanimously by voice vote.

The meeting was adjourned at 8:17 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

SUPERIOR CHARTER TOWNSHIP

Planning Commission

Special Meeting Minutes - DRAFT

May 6, 2026, 7:00 PM

Township Hall - 3040 North Prospect

Superior Township, MI 48198

1. CALL TO ORDER

Secretary Brennan called the regular meeting to order at 7:01 p.m.

2. ROLL CALL

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

Absent: Jay Gardner, Chair
Dr. Robert Steele, Vice Chair

Also Present: Planning Consultant – Ben Carlisle, Carlisle Wortman Associates

3. DETERMINATION OF QUORUM

A quorum was present.

4. ADOPTION OF AGENDA

MOTION by Sanii-Yahyai, supported by McKinney, to adopt the May 6, 2026, agenda as presented.

Motion passed unanimously by voice vote.

5. CITIZEN PARTICIPATION

None.

6. OLD BUSINESS

STPC #26-01 Area Plan Petition and Rezoning – Timber Creek Flats (PC District)

John Akerman of Kimley Horn provided a brief overview of the need for the special meeting in order to meet the deadlines for MSHDA funding for the proposed housing project.

Carlisle provided a summary of the process for the area plan approval, followed by site plan approval.

MOTION by McGill, supported by McKinney, to adopt a resolution recommending approval to the Township Board of the rezoning and area plan petition for STPC 26-01, Timber Creek Flats.

WHEREAS, the applicant has submitted a petition for rezoning and area plan approval for STPC 26-01 Timber Creek Flats; and

WHEREAS, the subject property is a 37.42-acre parcel identified as Parcel ID J-10-35-300-003, located on MacArthur Boulevard; and

WHEREAS, a public hearing was held on April 22, 2026, which was noticed in accordance with the Michigan Zoning Enabling Act, MCL 125.3101 *et seq*; and

WHEREAS, the Planning Commission has reviewed the application materials, including concept plans, supporting documentation, and public input; and

WHEREAS, the Planning Commission has considered the standards of the Superior Township Zoning Ordinance; and

WHEREAS, the proposed rezoning and area plan are found to be consistent with the intent of the Master Plan and compatible with surrounding land uses; and

WHEREAS, the Planning Commission finds that the proposed development will not adversely impact public health, safety, and welfare, and that adequate infrastructure and services can be provided;

NOW, THEREFORE, BE IT RESOLVED that the Superior Township Planning Commission hereby recommends APPROVAL to the Township Board of the rezoning and area plan petition for STPC 26-01, Timber Creek Flats, subject to the following conditions:

1. Compliance with all applicable Township ordinances and regulations.
2. Submission of final engineering and construction plans for review and approval.
3. Provision of adequate utilities, drainage, and access as required by Township standards.
4. Any additional conditions deemed necessary by the Township Board.

Motion passes unanimously by roll call vote.

7. ADJOURNMENT – *next regularly scheduled meeting on May 27, 2026.*

MOTION by Wolf, supported by McGill, to adjourn the meeting.

Motion passed unanimously by voice vote.
The meeting was adjourned at 7:07 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

TO: Superior Township Planning Commission

FROM: Ben Carlisle, AICP
Michelle Marin, AICP

DATE: March 18, 2026

RE: Security Camaras Regulations

Township staff requested that we review the current Zoning Ordinance and prepare draft language addressing the use of security cameras within new developments. The purpose of the proposed regulations is to establish basic standards for the placement and operation of security cameras in order to support site safety and security, while also addressing potential concerns related to privacy, lighting, and site design.

In general, the proposed standards would apply to multi-family residential developments and non-residential properties and would require that security cameras be installed and maintained as part of site development. Camera plans would be reviewed during the site plan review process, similar to other site design elements.

The draft language also includes standards related to:

- Camera placement and mounting height
- Orientation of cameras to limit impacts on adjacent properties
- Lighting and glare from infrared or other camera lighting
- Integration with building design
- Maintenance and operation requirements
- Data retention and access for law enforcement as permitted by law
- Signage notifying visitors that an area is under video surveillance

In addition, the draft language establishes standards for freestanding camera poles, including height limits, setbacks, and design requirements. Where feasible, cameras should be mounted on buildings or existing light poles to minimize additional structures on a site. The regulations also identify prohibited practices, such as directing cameras toward private areas of neighboring properties or installing equipment that creates excessive visual or noise impacts.

As part of these regulations, we also recommend adding “Security Camera Plan” as a required submittal for site plan review so that the Planning Commission can evaluate

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

camera placement and related design considerations as part of the development review process.

The proposed ordinance language is provided below for the Planning Commission's review and discussion.

Section 12.05 Security Cameras

A. Security Camaras

1. Applicability

- i. *For all multiple family residential and non-residential and properties, security cameras shall be installed, maintained, and accessible to law enforcement upon request as required by law.*
- ii. *Camara security plans shall be reviewed as part of the Site Plan Review process.*

2. Standards

i. Location & Mounting:

1. *Building-mounted cameras shall be installed below the roofline and generally between eight (8) and twenty (20) feet above grade, unless required for large sites or multi-story façades.*
2. *Freestanding poles shall meet standards of Subsection 3.*
3. *Cameras shall not extend into public rights-of-way or obstruct sidewalks or accessibility routes.*

ii. Aiming, Screening & Privacy:

1. *Cameras shall be aimed to monitor on-site areas (entries, parking lots, drive aisles) and not be directed to focus primarily on adjacent private property, dwelling windows, or private areas. Incidental capture of areas visible from public vantage points is permitted if not the primary focus.*
2. *Lens hoods, privacy masking, geofencing, or screen walls/landscaping may be used to avoid intrusion into private areas.*
3. *Cameras located near property lines shall be aimed inward to minimize the capture of adjacent properties and public rights-of-way, except where necessary for legitimate site security at driveways or public entrances.*

iii. Illumination & Glare:

1. *Infrared (IR) or visible illuminators shall be oriented to prevent glare or light trespass onto adjacent residential property or public streets.*
2. *Any associated security lighting shall comply with lighting standards in Section 12.04, Exterior Lighting, including cutoffs and luminance limits.*

iv. Visual Integration:

1. *Conduit and cabling shall be concealed within walls, soffits, or painted to match the mounting surface.*
 2. *Camera housings shall be neutral, non-reflective finishes.*
 3. *Roof- or parapet-mounted cameras shall be set back to minimize visibility from the street.*
 - v. *Maintenance:*
 1. *Cameras and associated equipment shall be kept in good working order, firmly affixed, and free of dangling cables.*
 2. *Damaged or inoperable equipment shall be repaired or removed within 30 days.*
 - vi. *Audio Recording & Privacy Compliance:*
 1. *Any audio recording features shall comply with applicable state and federal laws regarding recording of private conversations.*
 2. *Cameras shall not be used for surveillance of areas where a reasonable expectation of privacy exists.*
 3. *Use of facial recognition analytics, if any, shall comply with applicable laws.*
 - vii. *Data Security & Retention:*
 1. *Recorded data shall be stored securely with access limited to authorized personnel or vendors.*
 2. *All security cameras shall be high definition with a minimum resolution of 1080p and night vision.*
 3. *The security cameras shall be in operation twenty-four (24) hours a day, seven (7) days a week, and shall be set to maintain the record of the prior thirty (30) days of continuous operation.*
 4. *An alarm system is required that is operated and monitored by a recognized security company. Security cameras shall be placed to cover the entire site.*
 5. *Upon request related to an active code enforcement or public safety investigation, the owner shall cooperate, consistent with applicable law.*
 - viii. *Signage:*
 1. *When cameras monitor publicly accessible on-site areas (e.g., store entrances, parking lots), a notice sign stating "Area Under Video Surveillance" is recommended/required at primary entries.*
 2. *Sign area shall be no larger than two(2) square feet and compatible with sign standards set forth in Article 14 of this ordinance.*
3. *Freestanding Poles & Enclosures*
- i. *Where Allowed: Freestanding camera poles are permitted in nonresidential districts and in multi-family or mixed-use developments when building mounting is impractical.*
 - ii. *Height: Maximum 20 feet when within 100 feet of a residential lot line; otherwise 25 ft. The Zoning Administrator may allow up to thirty (30) feet*

for large campuses or parking fields where necessary to reduce the number of poles.

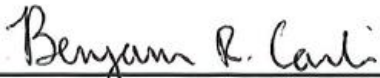
- iii. Setbacks: Minimum ten (10) feet from any lot line and outside required clear sight triangles.*
- iv. Design: Poles shall match the site's light poles or be a matte, neutral finish. Ground equipment shall be within tamper-resistant cabinets; any enclosures shall be screened per landscape/screening standards.*
- v. Co-Location: Where feasible, co-locate cameras on existing light poles or structures to reduce clutter, provided that structural and electrical capacity is adequate.*

4. Prohibited Practices

- i. Aiming cameras to continuously monitor interior dwelling windows or other private areas on adjacent property.*
- ii. Mounting cameras on fences that project over a public right-of-way or onto another property.*
- iii. Strobes or distracting flashing lights associated with cameras.*
- iv. Use of decibel-producing audible alarms (sirens) associated with camera triggers except as permitted by the noise ordinance.*

We look forward to discussing the proposed standards and receiving feedback from the Planning Commission.

Sincerely,



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



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

MEMO

TO: Superior Charter Township Board of Trustees

FROM: Michelle Marin, Planning & Zoning Administrator

RE: Planning & Zoning Department Report

DATE: May 6, 2026

Below is a summary of the planning and zoning activities for the month of April 2026.

PROSPECT POINTE SOUTH

Update: The Area Plan / Rezoning Petition for Prospect Pointe South by M/I Homes will appear on the May Board of Trustees meeting. At the March 25, 2026, meeting, the Planning Commission adopted a resolution recommending approval of the area plan/rezoning petition for the Prospect Pointe South project, based on the revised area plan that was submitted on January 29th. The Planning Commission recommended approval with conditions, including that the Board of Trustees review the public input that was offered at the Planning Commission meetings.

Background: In July 2025, 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 ¾ of the property. A public hearing was held at the August 27th 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 suggested site layout changes were not taken into consideration by the applicant. The applicant appeared again on the December 17th Planning Commission meeting. Following a lengthy discussion, the Planning Commission postponed action and directed the application to address the following items:

1. Provide increased landscaping buffer along Lakeview Estates and between Park Lane.
2. Consider alternative site layouts including access and reconfiguration of houses fronting on Berkshire.
3. Consider alternative housing products such as duplexes or townhomes.

4. Address stormwater management concerns.

CLAY HILL COMMUNITY FARM AND GARDEN

Update: A public hearing for the area plan amendment was held at the April 22nd Planning Commission meeting. Following the Planning Commission recommendation, the area plan amendment will advance to the Board of Trustees for final approval at the May Board of Trustees meeting. The site plan is not expected to be ready for Planning Commission review until the May meeting at the earliest.

Background: 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 that substantially deviated from the approved area plan. As such, the applicant is applying for an area plan amendment as well as site plan approval.

DTE GRENADA SUBSTATION

Update: The preliminary site plan and conditional use application is expected to reappear on the May Planning Commission meeting agenda. OHM reviewed the environmental reports and subconsultants reviewed the noise and EMF studies provided by DTE. The applicant submitted revised plans on April 6, 2026.

Background: Conditional Use Permit/Preliminary Site Plan - DTE Grenada Substation Expansion (STPC #25-02). The applicant submitted a revised application, including a revised site plan, noise study, EMF study, environmental impact statement, and site renderings. in November. The project appeared on the December 17, 2025, Planning Commission agenda. Following a lengthy discussion of the changes, the Planning Commission postponed action and directed the applicant to address the following items:

1. Township to independently review the following:
 - i. Environmental Impact Study
 - ii. Electromagnetic Field Study
 - iii. Noise Study
2. Provide graphics to confirm if the combination of a berm and landscaping is sufficient to screen all site operations from all property lines.
 - i. If deficient, increase berm and landscaping.
3. Confirm ability to obtain 12-foot-tall evergreens.
4. Clarify tree replacement shortfall (97 required vs. 63 proposed) and how remaining replacement obligations will be satisfied (additional on-site trees, off-site planting, or other Township-acceptable mitigation).
5. Provide more detailed tree preservation analysis to confirm viability of “to remain” trees whose critical root zones may be disturbed.
6. Provide formal landscape maintenance plan (practices, products, schedule, and replacement of dead/diseased plant material).
7. Confirm whether site lighting will be used only for emergencies and maintenance normal condition: lights off) and ensure any operating schedule is clearly documented.
8. Confirm feasibility of brick wall around facility.

TIMBER CREEK AREA PLAN

Update: After a public hearing and lengthy discussion at the regular April meeting, the Planning Commission held a special meeting at the applicant's request on May 6, 2026 to adopt a resolution recommending approval to the Township Board of the proposed area plan for the Timber Creek Flats.

Background: The Planning Commission discussed a concept plan for a mixed density housing development located on MacArthur Blvd at parcel ID #J -10-35-300-003 at the December 17, 2025, meeting. The applicant has not formally submitted an area plan application, but provided a concept plan that was reviewed by Ben Carlisle for the housing project, aimed to be completed by the end of 2028. The developer, Elmington Capital, develops, owns, and operates income-restricted housing units financed through tax credits. For the proposed Timber Creek project, 20 acres of the site will be developed by Elmington, and the remainder of the site will be developed as a single-family housing community by another TBD developer. 80% of the units will be 60% AMI, which is \$70,000-\$90,000 annual household income. 10% of units will be at 70% AMI, which is up to \$102,000 annual income, and 10% will be at 40% AMI. The applicant indicated that there will be no housing vouchers tied to the project.

The area plan application was fully submitted on February 27th and distributed to the plan reviewers. Following staff review of the application, a public hearing has been scheduled for the April 22nd Planning Commission meeting to consider the area plan petition.

ZONING ORDINANCE REWRITE

At the February 25th regular meeting, the Planning Commission passed a resolution to recommend to the Township Board approval of the rewritten zoning ordinance and zoning map. The recommendation came after the public hearing and the culmination of a nearly 2-year review process. For over 1 year, the Planning Commission reviewed the draft ordinance article at a time, with several articles being discussed at multiple Planning Commission meetings. A public open house to educate folks on the zoning ordinance occurred on April 23rd 6:30 – 8pm at the Library. A Board of Trustees work session to discuss the zoning ordinance update is scheduled for May 18th at 5:30pm.

TRINITY HEALTH – ER ADDITION/RENOVATION

Update: Construction began in April 2026.

Background: On October 29th, 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. The conditions of approval were satisfied in December 2025.

PROSPECT POINTE WEST

Update: Construction on Phase 3 is ongoing.

Background: 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, 2025, meeting. This phase includes 25 single family lots. The development agreement was approved by the Township Board of Trustees at the September 15th meeting.

The applicant submitted a final site plan application for Prospect Pointe West Phase 4 (STPC #25-08) in September. The final site plan was approved, without conditions, at the December 17, 2025, Planning Commission meeting.

MEADOWS 2 AT HAWTHORNE MILL AREA PLAN

Update: Construction has not yet begun.

Background: 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 occurred at the November 19th Planning Commission meeting, where the Planning Commission had a lengthy discussion regarding the ways in which the proposed project is supported by some of the Master Plan goals but conflicts with others. Ultimately, the Planning Commission determined that the area plan was warranted and approved a resolution recommending approval to the Township Board of the proposed area plan and rezoning. The Township Board approved the Area Plan at their December 15, 2025, meeting.

HYUNDAI FUEL LOADING SYSTEM

Update: Construction began on the project in September 2025.

Background: On August 27th, 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.

GARRETT'S SPACE

Update: 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 temporary C of O was issued for the Phase 1 portion of the project on December 19, 2025.

Background: 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

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- 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.

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 Final Site Plan for Brookwood Estates (STPC #23-05) was approved by the Planning Commission at the May 2025 meeting. The engineering plans have been reviewed by OHM.

THE MEADOWS AT HAWTHORNE MILLS

Update: Construction commenced in April 2026.

Background: 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 Development Agreement was approved by the Board of Trustees at the August 2025 meeting, conditioned upon finalizing the Right-of-Way Dedication which was finalized in early 2026.

ZONING BOARD OF APPEALS

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 has regularly scheduled ZBA meetings on the 2nd Wednesday of the month; if there are no agenda items, the meeting is cancelled. The April 2026 meeting was canceled due to a lack of agenda items. The May meeting has similarly been canceled.

PLANNING COMMISSION

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 2/28/2029)
- 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 2/28/2029)
- Curt Wolf (Term expires 1/01/2028)

OTHER BUSINESS/NEWS

- 1) Michelle Marin of Carlisle Wortman Associates (CWA) reviewed and approved 24 Certificates of Zoning Compliance and Burn Permits in April.

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. She prepared the packet for the April Planning Commission meeting. Michelle works with Accounts Payable to ensure all escrow accounts are balanced at the end of each month. Michelle also began using the PZE module on BS&A to track all development projects and zoning permits.

- 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.