

SUPERIOR CHARTER TOWNSHIP

Planning Commission

Regular Meeting Minutes - DRAFT

April 23, 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
Curt Wolf

Absent: Brenda McKinney, Board Representative

Also Present: Planning Consultants – Benjamin Carlisle and Michelle Marin, Carlisle Wortman

3. DETERMINATION OF QUORUM

A quorum was present.

4. ADOPTION OF AGENDA

MOTION by Brennan, supported by Sanii-Yahyai, to adopt the April 23, 2025, agenda as presented

Motion passed unanimously by voice vote.

5. APPROVAL OF MEETING MINUTES

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

MOTION by Sanii-Yahyai, supported by Brennan, to adopt the February 26, 2025, meeting minutes with amendment to correct page 2 to read “fourth” instead of “third” Wednesday.

Motion passed unanimously by voice vote.

6. CITIZEN PARTICIPATION

Jack Smiley – wants to ensure that the Zoning Ordinance gets improved to protect agriculture land. References Canton Twp losing its ag land. Jack doesn't think 2-acre and 5-acre minimum lot sizes will protect agricultural land.

7. CORRESPONDANCE

Mr. Carlisle noted that correspondence from Canton Township was provided, indicating the public hearing notice for the amendment of the Master Plan.

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

None

10. OLD BUSINESS

None.

11. NEW BUSINESS

12. None.

13. POLICY DISCUSSION

A. Zoning Ordinance Re-write

Mr. Gardner offered suggested changes to the “Purpose” section, citing ambiguity with term “harmonious.” Suggested changes received by Mr. Carlisle via email for inclusion in subsequent draft iterations.

Mr. Carlisle summarized the substantive changes proposed to Articles 8 and 9 of the zoning ordinance, regulating Site Plan Review and Conditional Use Review.

Discussion of administrative review needing the ability to defer to the Planning Commission.

Discussion among Planning Commissioners about the 180-day timeline that gets set. General consensus that removing the timeline of Planning Commission action is prudent.

Discussion of adding zoning compliance permitting and development agreement as an effect of site plan approval. Current ordinance is vague. This strengthens that allowance and discusses when it may happen in the development process when either conditioned by the PC, the Board, or as an administrative function of the planner and attorney.

The Commissioners asked a series of clarifying questions regarding the newly proposed standard of approval for conditional use review.

In general, Commissioners support the proposed substantive changes. Discussion of a reduction in the number of physical site plan sets and sizes of site plan sets required by applicants.

Mr. Carlisle discussed the zoning ordinance rewrite process in general. The next step is public input, including the state mandated public hearing and additional public engagement opportunities. Discussion among the Planning Commissioners regarding opportunities for public notification, including the Township newsletter, a message on the marquee sign at the Township building at the corner of Clark Rd and Prospect Rd, or a possible notice with utility bills.

Mr. Carlisle noted that there will be 2 additional draft zoning ordinance articles provided for discussion at the May Planning Commission meeting. The Brookwood Development may also be on the agenda at the May meeting.

14. ADJOURNMENT – *next regularly scheduled meeting on May 28, 2025*

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

Motion passed unanimously by voice vote.

The meeting was adjourned at 7:52 pm.

Meeting Minutes Respectfully submitted,

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