

SUPERIOR CHARTER TOWNSHIP

Planning Commission

Regular Meeting Minutes - DRAFT

August 27, 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 7:00 p.m.

2. ROLL CALL

Present: Jay Gardner, Chair
Dr. Robert Steele, Vice Chair
Thomas Brennan, Secretary
Patrick McGill
Nahid Sanii-Yahyai
Curt Wolf

Absent: Brenda McKinney, Board Representative

Also Present: Planning Consultants – Ben Carlisle and Michelle Marin, Carlisle Wortman.
Lori Maher, Deputy Supervisor. Claire Martin, OHM Advisors.

3. DETERMINATION OF QUORUM

A quorum was present.

4. ADOPTION OF AGENDA

MOTION by Brennan, supported by Sanii-Yahyai, to adopt the August 27, 2025, agenda as presented.

Motion passed unanimously by voice vote.

5. APPROVAL OF MEETING MINUTES

A. Approval of the July 23, 2025 - Regular Meeting Minutes

MOTION by Sanii-Yahyai, supported by Brennan, to adopt the July 23, 2025, meeting minutes.

Motion passed unanimously by voice vote.

6. CITIZEN PARTICIPATION

Jennifer Dennis, 9700 Joy Road, spoke about her new home being built at 3863 Berry Road. She asked the Planning Commission to permit ground mounted solar installations on R-1 parcels. She cited the solar panels being important for her disability.

Jennifer Hinesman spoke in support of ground-mounted solar arrays on residential properties.

7. CORRESPONDANCE

Carlisle shared the Ann Arbor Township Distribution of Draft Master Plan letter that was mailed to neighboring jurisdictions.

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

Motion passed unanimously by voice vote.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

Motion by Brennan to open the public hearing for STPC #25-05 Area Plan Petition and Rezoning – Prospect Pointe South supported by Sanii-Yahyai.

Brad Botham of M/I Homes (applicant) shared details of the company and project.

Carlisle presented an overview of project and summarized the planners' report.

Wolf asked Carlisle about the reduced lot size and the relationship with the open space being provided. Gardner asked Carlisle about the Master Plan imagining multiple-family housing for this area of the Township.

Brennan asked Carlisle about the ownership of the surrounding streets. Martin indicated that SEMCOG shows that Lakeview Drive is a public road. Carlisle indicated that Park Lane is private.

Claire Martin presented the engineers' report.

Gardner asked the applicant about the market demand for the product they are proposing compared to the market demand for attached homes or multiple-family homes as described in the planners' report.

Brennan questioned the applicant's claim that the home product they are offering is affordable with starting prices in the high \$300ks and low \$400ks. The applicant indicated that the target buyer is a young professional that is in a higher-income career.

Steele asked about the number of models available. The applicant indicated that there are 5 available floor plans.

Gardner asked about the lot coverage of the proposed area plan. There was general discussion among the Commission of the dimensional offerings of the area plan, including setbacks, lot size, and lot coverage.

Steele asked about the floor plans, and the applicant indicated that there are no ranches offered.

Jack Smiley mentioned that the Parks & Recreation Commission voted at the last meeting to support the acquisition of the south parcel for a public park owned by the Township. Smiley mentioned that the conservation easement area is a contaminated site and that it was previously denied for inclusion as a conservation area.

Martha Kern-Boprice spoke about the first review of an area plan of the subject parcel in the 1980s. She indicated that the conservation easement area is a former landfill and was deemed not appropriate for development. Kern-Boprice indicated that there is a need for more housing.

Sharon Bryant Phillips of the Parks and Recreation Commission spoke about her interest in having a park in this area. Bryant Phillips read from a document that was provided to the Commission.

Julie Spellman, President of the Prospect Park HOA spoke about her concern with Park Lane being included in the area plan. The Prospect Park HOA pays for and maintains the private Park Lane. She expressed concern with the additional traffic on Prospect Road, which cannot be widened. She mentioned the lack of sidewalks on Park Lane which will cause dangers with an additional 119 homes using the road. She expressed concerns with the trees on the subject property posing hazards which can fall, particularly during construction.

Jimmy Laske, member of the Prospect Woods HOA board, expressed concerns with the additional traffic using their private roads. Laske expressed frustration with the developer not coordinating or communicating with the HOA being impacted by the proposed area plan.

Crystal Lyte on the County Commission indicated that Superior Township has reached its capacity for new development. Lyte expressed frustration with the density of the Township, particularly in Woodside Village where she resides. She referenced the agricultural community and culture of Superior Township. Lyte indicated that seniors need ranch homes and more affordable homes. Lyte indicated that smaller lot sizes will create density which is not desirable.

Lynn Rose communicated that a petition has been created and signed by 80 residents of the Lakeview Estates Condo Association. Rose read a statement with signatures (included in the recorded minutes). She also distributed a document with detailed concerns.

Jan Ulrich expressed concerns about her viewshed being impacted by the new development. She referenced the swale along the subject property line that becomes overwhelmed during high rain events. Ulrich indicated that this development conflicts with Superior's goals of maintaining green space in the Township. She indicated that decreasing the lot size to retain the existing woodlands along the subject property lines.

Luke McCarthy, board member of Lakeview Estates Condo Association, commended the Planning Commission for prior decisions that balance development with green space. McCarthy expressed concerns about the environmental impacts of the density of the development.

Tyronne Stewart addressed the housing product being offered, and the misconception that these homes will be accessible to the current and future residents of Superior Township. Stewart expressed concerns with the floodplains and marsh lands in the area. His basement floods every year and is worried about the proposed detention basin impact on his property. Stewart is concerned about the emergency spillway and the stormwater capacity of the Lakeview Estates.

Susan Killermeyer expressed concerns about the traffic on Lakeview Drive and pedestrian safety.

Rosemary Fleischmann expressed concerns of the increased traffic on Berkshire, particularly the turn to/from Prospect Road. She believes traffic flow and vehicle safety issues will emerge without widening Berkshire Road if homes are placed on the south side.

Tracey Melody expressed infrastructure concerns, particularly with the capacity of the DTE power grid. She mentioned 4-5 power outages in 2025, with only one outage being deemed weather related and the remainder being caused by equipment failure.

Mike Sipple indicated that there are stormwater issues behind his property on Sheffield Drive. A swale along the east property line of the subject property causes issues that will be exacerbated by the proposed development.

Sal Maier indicated that she moved to this area so that she could set down roots and stay in a community for a long time. Maier mentioned that constructing starter homes does not create desirable neighborhoods and that homes should be large with large enough yards to want to stay there for a long time.

MOTION by Brennan to close to the public hearing for, STPC #25-05 Area Plan Petition and Rezoning – Prospect Pointe South supported by Wolf.

Motion passed unanimously by voice vote.

Commissioner Wolf indicated that the local knowledge expressed by the residents who shared during public hearing was helpful. Wolf asked if a traffic study has been conducted. Gardner clarified that that would be required at a later phase. Wolf summarized the issues that he heard during the public hearing.

Sanii-Yahyai and Brennan thanked everyone who shared during the public hearing. Sanii-Yahyai expressed concerns regarding the proposed density. Brennan mentioned that he previously learned about the former landfill on the southern parcel rendering the area unbuildable. Brennan indicated that building more \$300k-\$400k homes will lead to gentrification, and he has fears of people being priced out of living in Superior Township and the lack of services.

Gardner asked the Commission to share what conditions should be required.

Steele asked about the 17-acre conservation easement and asked about the soil samples of the area where they are proposing to build. The applicant indicated that they aren't building on any parcels and that there are no VOCs available on either subject parcel. Steele asked if the Parks and Recreation Commission has a budget for the recommended public park.

Martha Kern-Boprice clarified that there is no funding at this point for a conservation area.

Commissioner McGill asked about the access. The applicant indicated that Park Lane will include a breakaway gate so that the existing, private portion of Park Lane could not be used to access the proposed development. Brad Botham indicated that the connection is proposed for fire access only and it could be eliminated if the Fire Department indicates that it is not needed.

Carlisle summarized that road connections are an issue with the plan that need to be addressed by the applicant.

Gardner advised that the applicant communicate with the neighbors, who clearly resent their lack of communication or coordination.

Carlisle clarified that if the plan was approved with the 17-acre conservation easement, the future development rights of that area would be removed in perpetuity.

Gardner asked the applicant to consider the community concerns regarding the proposed density and the lack of buffer between the proposed development and the existing homes surrounding the subject parcel.

The applicant asked about the approved area plan from 2006 for the northern subject parcel.

Steele referenced the 2024 Master Plan indicating the future land use for this area to be developed. He spoke of the sewer and water development boundary at Geddes Road.

Gardner commented that acquisition for use as a park would be ideal for the neighborhood, but if that plan is not attainable, we should accept the probability that these parcels will be developed as residential given the long time zoning as R-4 and affirmation in the recently approved Master Plan.

MOTION by Steele to postpone action on the rezoning and area plan petition for STPC 25-05, Prospect Pointe South, to allow the applicant to address the following:

- 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

Support by McGill.

Motion passed unanimously by roll call vote.

MOTION by Brennan to open the public hearing for STPC #25-04 Conditional Use Permit – Trinity Health/Alpha House Emergency Family Shelter (MS District), supported by Sanii-Yahyai.

Motion passed unanimously by voice vote.

Shonaugh Taruza and Shekinah Singeltery (applicants) shared a summary of the proposal, including the existing Alpha House operations and the demand for emergency family shelter. The Towsley Health Building was formerly a nursing facility but has been unused. There are currently 30 units with private bathrooms and communal kitchen spaces. The Washtenaw County Commissioners provided the funds as a gift for the remodel of this space.

Carlisle summarized the planners' report. The Commission discussed the children's play area which the applicant indicated will be part of a future phase. Steele asked about what defines family. The applicant indicated that families include many different relations. The applicant also mentioned

transportation, including an Alpha House van and the relationship with AATA, including plans to locate a closer bus stop. McGill asked about the stay length. Alpha House indicated that there is no maximum stay but the average stay is 89 days, and the applicant mentioned the federal funding cuts making their work more urgent every day. She mentioned all of the different work conducted between the Alpha House case managers and the residents.

Sanii-Yahyai asked about the timeline of the interior renovations. The applicant mentioned that they intend to be operational by November 2025. The applicant additionally mentioned that there are existing community partners in the Towsley Building that connect between Trinity Health and Alpha House, including the Trinity Health HR team and campus farm food programs that provide opportunities for jobs and programming.

MOTION by Wolf to adopt a resolution of approval of the conditional use permit at STPC 25-04 as amended by Chair Gardner, support by Brennan.

Passed unanimously by roll call vote.

9. REPORTS

Marin and Carlisle shared updates within the monthly Planning and Zoning Reports for July that were shared at the August Board of Trustees meeting.

10. OLD BUSINESS

None.

11. NEW BUSINESS

Applicant for STPC #25-06 Combined Preliminary and Final Site Plan – Fuel Farm Replacement, Hyundai America Technical Center presented an overview of the project. Chair Gardner asked about state licensing for the fuel pumping station. The applicant indicated that LARA has since provided a license. Chair Gardner asked if this facility meets the fuel pump standards.

Martin summarized the outstanding engineering items indicated in their provided review. The applicant addressed where they currently stand on the outstanding items identified in OHM's review as well as approvals from outside agencies.

MOTION by Brennan to approve a combined preliminary/final site plan for STPC 25-06 Hyundai Fuel Farm Replacement, with the following conditions:

1. Address all items in the Planners' report dated July 25, 2025.
2. Address all items in the Engineer's report dated April 17, 2025.

Supported by Sanii-Yahyai.

Passed unanimously by roll call vote.

12. POLICY DISCUSSION

A. Zoning Ordinance Re-write

Chair Gardner suggested tabling the discussion of Article 10 of the zoning ordinance rewrite. Carlisle requested that the Commissioners email CWA thoughts/concerns before the next meeting.

13. ADJOURNMENT – *next regularly scheduled meeting on September 24, 2025*

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

Motion passed unanimously by voice vote.

The meeting was adjourned at 9:20 p.m.

Meeting Minutes Respectfully submitted,

Thomas Brennan III, Planning Commission Secretary
Michelle Marin, Recording Secretary
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