

# **SUPERIOR CHARTER TOWNSHIP**

## **Planning Commission**

### **Regular Meeting Minutes - Adopted**

September 24, 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  
Thomas Brennan, Secretary  
Patrick McGill  
Nahid Sanii-Yahyai  
Curt Wolf  
Brenda McKinney, Board Representative  
Dr. Robert Steele, Vice Chair

**Absent:** None

**Also Present:** Planning Consultant –Michelle Marin, Carlisle Wortman Associates.

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

A quorum was present.

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

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

Motion passed unanimously by voice vote.

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

##### **Approval of the August 27, 2025 - Regular Meeting Minutes**

MOTION by Brennan, supported by Sanii-Yahyai, to adopt the August 27, 2025, meeting minutes as amended.

Motion passed unanimously by voice vote.

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

Michael Ignani, 4270 Gotfredson Road, expressed concern about the rejection of his zoning compliance permit application for accessory structures. He referenced the existing regulations for accessory structure area. He expressed the preference for lot coverage.

**7. CORRESPONDANCE**

Marin shared a letter that was provided by Amy Johnson.

MOTION by Brennan to receive the correspondence, supported by McKinney

Motion passed unanimously by voice vote.

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

None.

**9. REPORTS**

Marin mentioned that both Ben Carlisle and Marin will be unavailable on October 22<sup>nd</sup> due to the Michigan Association of Planning (MAP) annual conference. Commissioners are available on October 29<sup>th</sup> for the meeting. Marin will work with the Clerk's office to move the October meeting as discussed. Brennan asked about ground mounted solar standards.

**10. OLD BUSINESS**

None.

**11. NEW BUSINESS**

None.

**12. POLICY DISCUSSION**

**A. Zoning Ordinance Re-write**

Marin summarized the substantive changes proposed to Articles 10 and 14 of the zoning ordinance, regulating Specific Use Provisions and Sign Regulations. Commissioners asked questions and provided feedback and direction.

Brennan indicated that backyard chickens should be permitted more broadly, which other commissioners agreed with. Steele mentioned the agricultural roots of the Township. Gardner indicated that the non-farm regulations for animals should reference specific species. McGill mentioned that there has been previous interest in permitting petting zoos.

Steele requested that we add regulations for Event Barns.

The Planning Commission discussed small scale landscape and snowplow businesses, with interest in permitting them more broadly, provided the business is limited to parking a single vehicle.

Gardner mentioned the purpose section of the exterior lighting standards, and mentioned the previous illumination of the Trinity Health hospital building.

**13. ADJOURNMENT** – *next regularly scheduled meeting on October 29, 2025*

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

Motion passed unanimously by voice vote.

The meeting was adjourned at 8:27 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