

SUPERIOR CHARTER TOWNSHIP

Planning Commission

Regular Meeting Minutes - ADOPTED

October 29, 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 6:58 p.m.

2. ROLL CALL

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

Absent: Dr. Robert Steele, Vice Chair

Also Present: Planning Consultant – Michelle Marin, Carlisle Wortman
Engineering Consultant – Claire Martin, OHM

3. DETERMINATION OF QUORUM

A quorum was present.

4. ADOPTION OF AGENDA

MOTION by McKinney, supported by Brennan, to adopt the October 29, 2025, agenda as presented.

Motion passed unanimously by voice vote.

5. APPROVAL OF MEETING MINUTES

Approval of the September 24, 2025 - Regular Meeting Minutes

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

Motion passed unanimously by voice vote.

6. CITIZEN PARTICIPATION

A resident adjacent to the proposed Prospect Pointe South development (no name stated) asked about the process for Prospect Pointe South to appear on a Planning Commission agenda after the initial postponement by the Planning Commission.

7. CORRESPONDANCE

None.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

9. REPORTS

Marin summarized the Planning & Zoning report for August and September that was shared at the October Board of Trustees meeting, as well as other developments during the month of October.

MOTION by Brennan, supported by McKinney, to receive the August and September Planning and Zoning Administrator report.

Motion passed unanimously by voice vote.

10. OLD BUSINESS

None.

11. NEW BUSINESS

STPC #25-07: Trinity Health ER Addition Site Plan

MOTION by Brennan, Supported by McKinney, to approve a combined preliminary/final site plan for STPC #25-07 Trinity Health Emergency Department Renovation Project, with the following conditions:

1. Address all items in the Planners' report dated October 16, 2025.
2. Address all items in the Engineers' report dated October 16, 2025.

Roll call vote. All Ayes. Motion passed unanimously.

12. POLICY DISCUSSION

A. Zoning Ordinance Re-write

Marin presented proposed changes to Article 4 and 10, including the zoning map and zoning district consolidation, as summarized in the memo within the meeting packet. The Planning Commission asked Marin questions regarding the impact of the proposed updates. The Planning Commission expressed support for the proposed zoning map changes. The Planning Commission discussed data centers regulations, more standards for cemeteries, and the Huron Valley Watershed

13. ADJOURNMENT – next regularly scheduled meeting on November 19, 2025

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

Motion passed unanimously by voice vote.

The meeting was adjourned at 7:40 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