

SUPERIOR CHARTER TOWNSHIP

Planning Commission

Regular Meeting Minutes - ADOPTED

November 19, 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
Patrick McGill
Nahid Sanii-Yahyai
Curt Wolf

Absent: Thomas Brennan, Secretary
Brenda McKinney, Board Representative

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 Sanii-Yahyai, supported by Wolf, to adopt the November 19, 2025, agenda as presented.

Motion passed unanimously by voice vote.

5. APPROVAL OF MEETING MINUTES

Approval of the October 29, 2025 - Regular Meeting Minutes

MOTION by Sanii-Yahyai, supported by Steele, to adopt the October 29, 2025, meeting minutes as presented.

Motion passed unanimously by voice vote.

6. CITIZEN PARTICIPATION

None.

7. CORRESPONDANCE

None.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

Motion by McGill to open the public hearing. Seconded by Sanii-Yahyai.

Motion passed unanimously by voice vote.

Applicant, Aubrey Mehrab, spoke about the Area Plan Petition. They had a pre-application meeting with the Supervisor and planning consultant regarding the project earlier this year. She clarified that it will all be under 1 HOA. They were advised to go through the area plan process by Ben Carlisle.

Marin gave an overview of the planners' report.

Discussion on the project (Lombardo) being dependent on the development of the Meadows at Hawthorne Mill (Pulte Owned). Chair Gardner asked about the natural features, including the wetlands and woodlands.

Chair Gardner asked about the approval of the adjacent Meadows at Hawthorne Mill, which was approved prior to the current 2024 Master Plan. The goals of the Master Plan are somewhat in conflict with both the proposed project and the adjacent Meadows at Hawthorne Mill project.

Steele commented on the context of the plan, including the existing conditions of the property, including the home and the natural features as well as the connectivity to the Meadows at Hawthorne Mill.

Martin gave a summary of the engineers' report. She pointed out the narrow than normal width of the Hyacinth Drive (55 feet); the engineers' see no issue with this given the proposed layout and use. Martin mentioned the expansion of the detention basin that spans the subject property on the west side and the adjacent Meadows at Hawthorne Mill property to the west. Steele asked clarifying questions about the detention basin and the road widening on Geddes Road as part of the adjacent Meadows at Hawthorne Mill.

Chair Gardner asked about the landscaped buffer along Geddes Road. The applicant mentioned that it will be a good area for any required replacement trees.

Sanii-Yahyai mentioned the conflict with the Master Plan goals to which Chair Gardner responded regarding the lens through which the adjacent Meadows at Hawthorne Mill was approved, the size of the project, and the context of the project. The Planning Commission asked the applicant about the 5-acre parcel to the east that is shown with potential future development.

Motion by Steele to close the public hearing. Seconded by Sanii-Yahyai.

Commissioners discussed the project, including the timeline of construction and the need for a landscaped buffer along Geddes Road.

Motion by Wolf to adopt a resolution recommending approval to the Township Board of the proposed rezoning from A2 to PC and the proposed area plan for the Meadows 2 at Hawthorne Mill at 7330 Geddes Road. Seconded by McGill.

Roll call vote. All Ayes. Motion passed unanimously.

9. REPORTS

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

10. OLD BUSINESS

None.

11. NEW BUSINESS

None.

12. POLICY DISCUSSION

Marin provided an update on the timeline and progress of draft Zoning Ordinance articles. Marin proposed the option for a special meeting in December to discuss the remaining draft ZO articles, since the regular meeting is slated to be a full agenda. Chair Gardner expressed support for this option, as well as other Commissioners. Several dates were discussed, with December 8th being the best option for the most Planning Commissioners.

13. ADJOURNMENT – *next regularly scheduled meeting on December 17, 2025. Special Meeting planned for December 8th.*

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

Motion passed unanimously by voice vote.

The meeting was adjourned at 7:58 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