

SUPERIOR CHARTER TOWNSHIP

Planning Commission

Regular Meeting Minutes - ADOPTED

December 17, 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
Brenda McKinney, Board Representative

Absent: None

Also Present: Planning Consultant – Ben Carlisle, Carlisle Wortman. Engineering Consultant – Claire Martin, OHM.

3. **DETERMINATION OF QUORUM**

A quorum was present.

4. **ADOPTION OF AGENDA**

MOTION by Brennan, supported by McKinney, to adopt the December 8, 2025, agenda as amended to move New Business before Old Business.

Motion passed unanimously by voice vote.

5. **APPROVAL OF MEETING MINUTES**

MOTION by McKinney, supported by Sanii-Yahyai, to approve the November 17, 2025, and December 8, 2025, minutes as presented.

Motion passed unanimously by voice vote.

6. **CITIZEN PARTICIPATION**

Note: comments on agenda items were provided when DTE Grenada Substation Expansion Conditional Use Permit/Preliminary Site Plan application was discussed.

Andrew Grant of 5020 Plymouth Road expressed concerns on the DTE Substation project, including the original conditional use permit issued in 1989. Concerns expressed then are relevant now with the

proposed expansion. Grant mentioned that DTE agreed at the time that there would be no expansion of the site, contrary to what is proposed by DTE now. Grant mentioned concerns of noise, visual site lines, and proposed landscape plantings.

Ray Franzen of 2460 N Dixboro Road expressed concern of site view for residents, noise study, and anticipated noise pollution. Franzen asked about removal of existing plants.

Jack Goodnoe of 2450 N Dixboro Road mentioned the significant increase in environmental and visual impacts. Goodnoe mentioned that a brick wall would address the visual and noise concerns. Goodnoe mentioned the restrictions on switchgear conditioned in the 1989 permit approval. Goodnoe mentioned that lawn and wall are preferred to fence and gravel and that transmission lines should be placed underground. Goodnoe mentioned that there appears to be a vacant expansion space on the current site plan and requested that DTE address off-site community impacts of the project. Goodnoe stated that varying sizes of plantings will look more natural.

Tom Kenny of 2456 N Dixboro Road expressed concern about most of the power generated supplying Ann Arbor Township. Kenny indicated concerns with noise study and EMF study findings. Kenny is concerned about fire, noise, and radiation impacts on neighboring properties if there is equipment failure and supports a wall being constructed.

Jingning Shan 2463 N Dixboro Road expressed concerns of an industrial use being so close to residential properties.

Chandra Aryasomayajula of 2458 N Dixboro Road questioned if there was an independent study of the project's impact on neighboring property values and mentioned how conditional approval in 1989 does not permit site expansion.

Note: comments on agenda items were provided when Prospect Pointe South Area Plan/Rezoning application was discussed.

Mike Sipple of 1679 Sheffield Dr asked if houses will have basements since this will change elevation of land. He questioned how the project will impact the groundwater, mentioning flooding.

Lynne Rose of 1931 Sheffield Dr spoke on behalf of residents of the Lakeview Estates, Prospect Park, and Prospect Woods, opposing the project. She referenced 58 new signatures added to the 71 signatures on the previously provided petition opposing the project. Rose mentioned the impact of the project on surrounding residents. Rose indicated that Brad Botham of M/I Homes only communicated via email and did not fulfill a request for a face-to-face meeting.

Luke McCarthy of 8403 Lakeview Ct mentioned the presence of the neighborhood in a floodplain and raised concerns about detention basin impacting the homes and existing stormwater infrastructure along Lakeview Drive. McCarthy stated that Botham responded in an email that the stormwater retention basin will improve stormwater runoff events. McCarthy indicated that the OHM review within the meeting packet suggests that review of the stormwater management system of the project should be assessed. McCarthy offered suggestions to address his concerns.

Julie Spellman of 1668 Golden Lane expressed concern about project's impact on Park and Golden Lanes. Spellman reviewed the private road ordinance standards.

Eric Mattila of 8429 Lakeview Ct summarized Lakeview Drive maintenance and expressed interest of the breakaway gate on Lakeview Drive. He suggests changing the name of the road to something other than Lakeview Drive.

Paula Dana of 1615 Golden Lane expressed traffic concerns, particularly on Prospect Road and Berkshire Road. Dana mentioned a 2005 Corridor Study on Geddes Road, conducted by OHM, that indicated increased housing south of Geddes Road would result in significant traffic volumes on Geddes Road.

Donna Russell of 8401 Lakeview Ct expressed concern of the proposed housing density impacting the environmental character. She argues that additional homes on Berkshire will impact the traffic flow, parked cars impeding emergency vehicles, and is noncompliant with the Township's growth management plan. Russell prefers larger lot sizes and fewer homes.

Nannette Perrine of 8083 Park Lane criticizes the lack of common area amenities proposed by the area plan. She expresses concern about the removal of trees and the expected increase in foot traffic on Park Lane.

Tracey Melody of 1796 Sheffield Drive expressed concern about the proposed project's impact on power grid capacity, referring Michigan outage data.

Jan Ulrich of 8304 Lakeview Ct urges Commission to recognize risk that project proposes on neighbors, and at minimum take into account Carlisle Wortman recommendations.

Tyrone Stewart of 8392 Lakeview Ct criticized M/I Homes lack of communication with the neighbors and the density calculation they provided.

7. CORRESPONDANCE

None.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

9. REPORTS

MOTION by Sanii-Yahyai, supported by Brennan, to accept the Planning & Zoning November Report to Board.

Motion passed unanimously by voice vote.

10. NEW BUSINESS (A)

STPC #25-08 Final Site Plan – Prospect Pointe West Phase 4

Applicant Aubrey Merhib of Lombardo presented project. Carlisle provided an overview of the project, including the conditions of preliminary site plan approval that was issued for the project. Martin

summarized the engineering review of the project. Martin indicated that all outside agency approvals have been received. No questions from Commissioners.

MOTION by Brennan, supported by McGill to approve final site plan petition for STPC 25-08, Prospect Pointe West Phase 4 with the condition that the applicant address the outstanding items identified in the engineers' report dated December 11, 2025.

Motion passed unanimously by voice vote.

11. OLD BUSINESS

STPC #25-02 Conditional Use Permit/Preliminary Site Plan – DTE Grenada Substation Expansion

Applicant Terry Spryszak of DTE presented the changes to the plan since the postponement in February 2025, including the reduced footprint and increased screening. Applicant indicated that this substation is 1 of 4 substations that serves Superior Township and discussed the increasing energy needs of the area.

Chair Gardner mentioned the need to balance the community's needs and values and the energy needs of the area.

Carlisle provided an overview of the planning report included in the packet, including more details of the proposed changes in the plan. The proposed project area is reduced from 1.6 acres to 0.93 acres, and the construction disturbance has been reduced from 3.6 acres to 2.5 acres. The bathroom, well, and septic have also been removed. These changes result in fewer trees proposed for removal and more robust landscape screening, including 12-ft tall evergreen trees. Carlisle questioned the grade of the site influencing the landscape screening needs, the reduction of lighting at night, the EMF study, the noise study, and the environmental impact statement. Carlisle indicated that the EMF, noise, and environmental impact studies have not been verified by the Township. Carlisle reviewed the items recommended for Planning Commission discussion, as provided in the planners' report, including tree mitigation and replacement plan, the viability of on-site trees, landscape screening on north and south elevations, lighting use and lamp style, noise, EMF, and EIS studies, and fencing and security. Carlisle provided procedural information for the conditional use.

Terry and other members of DTE team addressed some of the items mentioned in the planners' report, including access to 10-ft and 12-ft evergreen tree plantings and EMF study. Site engineer indicated that the lighting will only be turned on during emergency situations and when workers are on site, similarly to the current operations.

Martin provided a summary of the engineering report, the need for outside agency approvals from Washtenaw County Road Commission and Washtenaw County Water Resources Commission.

Commissioners asked the applicant questions, including details on landscaping, fencing, noise, EMF study, lighting mass, 50-foot lighting poles, and demonstrated need.

Chair Gardner permitted citizen comments (see Section 6).

In response to citizen comments, Chair Gardner requested the applicant address brick wall request. Applicant indicated that they are not amendable to providing a brick wall. Applicant indicated that upgrading the transformers will not change the 40,000 volts incoming but will allow for greater capacity to address problems on Prospect, the majority of which is within Superior Township. Chair Gardner questioned why a 10% site increase is needed.

McGill asked if the lack of substation expansion would result in additional outages south of Geddes Road. Applicant indicated that this shouldn't be assumed but that there would be fewer sustained outages.

Planning Commissioners summarized their general consensus: that this project needs to go forward in some capacity to address the power outages and energy needs of the area which have changed since the original conditional use permit that was issued in 1989, but the concerns expressed at the meeting are legitimate and must be thoughtfully considered prior to any action taken on the plan.

MOTION by Brennan, supported by McKinney to postpone action on the conditional use permit/preliminary site plan petition for STPC 25-02, DTE Grenada Substation Expansion, and direct the applicant to address the following items:

1. Township to independently review the following:
 - i. Environmental Impact Study
 - ii. Electromagnetic Field Study
 - iii. Noise Study
2. Provide graphics to confirm if the combination of a berm and landscaping is sufficient to screen all site operations from all property lines.
 - i. If deficient, increase berm and landscaping.
3. Confirm ability to obtain 12-foot-tall evergreens.
4. Clarify tree replacement shortfall (97 required vs. 63 proposed) and how remaining replacement obligations will be satisfied (additional on-site trees, off-site planting, or other Township-acceptable mitigation).
5. Provide more detailed tree preservation analysis to confirm viability of "to remain" trees whose critical root zones may be disturbed.
6. Provide formal landscape maintenance plan (practices, products, schedule, and replacement of dead/diseased plant material).
7. Confirm whether site lighting will be used only for emergencies and maintenance normal condition: lights off) and ensure any operating schedule is clearly documented.
8. Confirm feasibility of brick wall around facility.

Motion passed unanimously by roll call vote.

STPC #25-05 Area Plan Petition and Rezoning – Prospect Pointe South (PC and R4 Districts)

Applicant Brad Botham of M/I Homes provided an overview of changes since previous area plan submittal and a summary of the M/I Homes company. Botham's summary included: number of lots reduced from 119 to 118, net density proposed at 2.4 units/acre, average lot size about 7,000 square feet, vehicle access to Park Lane removed, stormwater retention basin will offer improvements, grading limits reduced on south side of north property, power grid improvements, and traffic impact study suggested a center left turn lane heading south on N Prospect Road.

Carlisle provided an overview of the planning report included in the packet, including connection to Park Lane removed such that all access will be off of Berkshire and Prospect Roads. Carlisle noted that the landscape buffer is not significantly improved with the resubmitted site plan. Carlisle mentioned some of the recommendations that the planning and engineering staff provided to the applicant which the applicant chose not to incorporate. Carlisle mentions that the 17-acre conservation easement is a significant contribution to the area plan offering. Carlisle reviewed the questions in the planners' review that he recommends the Planning Commission consider.

Martin provided an overview of the engineering report included in the packet, including the traffic impact study and stormwater management improvements. Traffic impact study was reviewed by OHM traffic engineers, and several items must be addressed: table of recommendations include signal timing improvements on Prospect and Geddes and Prospect and Clark. Unacceptable conditions were noted in Traffic Impact Study that should be corrected. Unclear if breakaway gate is still proposed, as it was mentioned in the traffic impact study but not indicated on the proposed area plan. Unclear if Washtenaw County Road Commission reviewed the traffic impact study. Washtenaw County Water Resources Commission did provide letter indicating that there are outstanding comments that may impact the site layout.

McKinney asked for clarification on the traffic impact on Berkshire Drive. Carlisle clarified that 21 homes will front Berkshire and that the planner suggested an alternative site layout such that homes do not front Berkshire. Applicant Botham indicated that he is unsure if the traffic impact study assessed the impact on Berkshire.

Sanii-Yahyai asked why planning and engineering suggestions were not taken into consideration. Applicant Botham responded that taking additional considerations would impact on the viability of the project. He mentioned that additional buffering may be possible on east side of property near the detention basin, but reconfiguration of 21 homes on Berkshire would create substantial viability impact.

Chair Gardner mentioned the insufficient landscape buffer and incompatibility with master plan regarding recommendation for multiple family residential uses. Gardner mentioned that a primary issue with the plan is its impact on the neighbors and that the recommendations from Carlisle are reasonable and should be considered. Landscape buffer along eastern boundary is also advisable. Proposed tree removal is substantial and should be balanced with a substantial buffer at lots 78-92.

Brennan asked about the reduction in number of lots by 1. Applicant Botham responded that reducing the number of lots will result in a density loss but they will assess the change in site layout and run feasibility tests. Carlisle discussed the density of the project and suggested the housing product itself being changed so that the number of units stays the same, but the site layout and impact to adjacent properties is altered. Carlisle indicated that only single family houses will not result in the intended site layout and buffering goals. Multiple family houses or townhomes would allow for additional landscaping and buffering from adjacent products. Carlisle reiterated that this was suggested to the applicant multiple times but did not result in the applicant changing the proposed area plan.

Steele asked about another access point off of Prospect Road. Carlisle responded that there is likely not enough room.

McKinney indicated that additional traffic along Berkshire may result in the need for a traffic light.

Chair Gardner invited the public to speak (see Citizen Participation section).

Chair Gardner asked applicant to respond to comments made by public regarding stormwater management. Applicant responded with details on the design of the proposed detention basin and the capacity of the existing system. Carlisle asked about details of stormwater management system.

Brennan indicated that he would not be comfortable approving the project with all of the outstanding items yet to be addressed by the applicant.

MOTION by Brennan, supported by Sanii-Yahyai to postpone action on the rezoning and area plan for STPC #25-05 Prospect Pointe South and direct the applicant to address the following items:

1. Provide increased landscaping buffer along Lakeview Estates and between Park Lane.
2. Consider alternative site layouts including access and reconfiguration of houses fronting on Berkshire.
3. Consider alternative housing products such as duplexes or townhomes.
4. Address stormwater management concerns.

Motion passed unanimously by roll call vote.

12. NEW BUSINESS (B and C)

B. Timber Creek Concept Plan

Jake Hymes of Elmington Capital provided a summary of the proposed Timber Creek concept plan on parcel #J -10-35-300-003. Carlisle provided a brief summary of the planners' report, expressing support of the mix of housing type, and the natural buffer to adjacent properties. Carlisle indicated that the applicant should, at some point, provide a natural features inventory, the impact of the Bazley Foster Drain, and the lack of functional open space, need for agreement on development of single-family portion on southern part of site, the interconnection between the two areas, the targeted AMI, the anticipated rental rates, and any requested funding from the Township.

Applicant responded that 80% of the units will be 60% AMI, which is \$70,000-\$90,000 annual household income. 10% of units will be at 70% AMI, which is up to \$102,000 annual income, and 10% will be at 40% AMI. The applicant indicated that there will be no housing vouchers tied to the project. Chair Gardner asked if they will be seeking property tax waivers. The applicant indicated that that isn't currently included in their underwriting and that the northern 20 acres is currently under contract with the property owner. Rents will be \$1,700 to \$2,100 per month.

McGill asked about project timeline. Applicant indicated that they are targeting end of 2026 for a closing, which would make the property ready for move-in by the end of 2028. The Commissioners expressed interest in the project and comfortability with the targeted AMI.

McKinney asked about the single family housing product. The applicant indicated that it will be completed by another developer, but the current proposed number of homes is 50 lots. Carlisle clarified that there must be consistency between the two project areas.

C. 2026 Meeting Schedule

MOTION by McKinney, supported by Sanii-Yahyai to adopt the 2026 Planning Commission meeting schedule as presented.

Motion passed unanimously by voice vote.

13. POLICY DISCUSSION

None.

14. ADJOURNMENT – *next regularly scheduled meeting on January 28, 2026.*

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

Motion passed unanimously by voice vote.

The meeting was adjourned at 9:42 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