

SUPERIOR CHARTER TOWNSHIP

Planning Commission

Regular Meeting Minutes - ADOPTED

January 28, 2026, 7:00 PM

Township Hall - 3040 North Prospect

Superior Township, MI 48198

1. CALL TO ORDER

Vice Chair Steele called the regular meeting to order at 7:00 p.m.

2. ROLL CALL

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

Absent: Jay Gardner, Chair

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 January 28, 2025, agenda as presented.

Motion passed unanimously by voice vote.

5. APPROVAL OF MEETING MINUTES

MOTION by McKinney, supported by Sanii-Yahyai, to adopt the December 17, 2025, regular meeting minutes as presented.

Motion passed unanimously by voice vote.

6. CITIZEN PARTICIPATION

Brenda Baker, Ashton Ct. Spoke about the opportunity for public input for the zoning ordinance rewrite. Brenda indicated that the public is eager for a new zoning ordinance. Baker is concerned about the lack of opportunity for public input throughout the process. She encourages the need to get the word out about the public hearing for the zoning ordinance rewrite.

Vice Chair Steele suggested reaching out to HOA presidents or other local neighborhood leaders.

Meghan Winslow, 3387 Napier Rd – representing mother Sharon McFarland. Expressed concerns about lack of public input. Her property is currently zoned C-2, and the designation is being proposed to change to VC, Village Commercial.

Amy Johnson, nonresident, spoke about event barns regulations being added to the ordinance. Amy requested that the term be altered from “Event barn” to “event space.”

Cal Almadhoun, 1636 Golfview Drive. Representing father, Ayman Almadhoun who received a notice regarding property on 1699 Stamford Road. Concerning proposal stems from water main that limits the space where they can build.

Kim Lucas, property owner of 10040 Plymouth Rd spoke about concerns with rezoning of property.

7. CORRESPONDANCE

Marin summarized a memo from Tom Freeman of the Dixboro Design Review Board that includes their 2026 meeting dates.

MOTION by Brennan, supported by McKinney, to accept the correspondence from the Dixboro Design Review Board.

Motion passed unanimously by voice vote.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

9. REPORTS

Marin summarized the December Planning & Zoning Report to Board of Trustees.

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

Motion passed unanimously by voice vote.

10. OLD BUSINESS

None.

11. NEW BUSINESS

None.

12. POLICY DISCUSSION

Zoning Ordinance Rewrite

Marin summarized the zoning ordinance rewrite process that the Planning Commission has engaged in over the past year. Vice Chair Steele discussed how the process had culminated in the proposed language within this meeting's packet and that the planners' memo dated January 22nd could be viewed as a standalone item that summarizes all of the proposed changes. Sanii-Yahyai indicated that property owners need clarification. In general, the Planning Commission discussed potential resident outreach, including newsletter information, additional mailers, and website postings. The Planning Commission determined that a February 25, 2026, public hearing is appropriate for the comprehensive rewrite of the zoning ordinance.

Election of Officers

MOTION by Sanii-Yahyai, supported by McKinney, to elect Jay Gardner as Chair of the Planning Commission.

Motion passed unanimously by roll call vote.

MOTION by Sanii-Yahyai, supported by McKinney, to elect Robert Steele as Vice-Chair of the Planning Commission.

Motion passed unanimously by roll call vote.

MOTION by Sanii-Yahyai, supported by McKinney, to elect Thomas Brennan as Secretary of the Planning Commission.

Motion passed unanimously by roll call vote.

13. ADJOURNMENT – next regularly scheduled meeting on February 25, 2026.

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