

SUPERIOR CHARTER TOWNSHIP

Planning Commission

Regular Meeting Minutes - DRAFT

February 25, 2026, 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 – left at 7:25pm
Brenda McKinney, Board Representative

Absent: Thomas Brennan, Secretary

Also Present: Planning Consultants – Ben Carlisle and 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 February 25, 2025, agenda as presented.

Motion passed unanimously by voice vote.

5. APPROVAL OF MEETING MINUTES

MOTION by Sanii-Yahyai, supported by McKinney, to adopt the January 28, 2025, regular meeting minutes as presented.

Motion passed unanimously by voice vote.

6. CITIZEN PARTICIPATION

None.

7. CORRESPONDANCE

MOTION by McKinney, supported by Sanii-Yahyai, to accept the correspondence from the MacFarlane family and from Nabil Akhras.

Motion passed unanimously by voice vote.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

MOTION by McKinney, supported by Steele, to open the public hearing for the full draft of the proposed zoning ordinance rewrite.

Motion passed unanimously by voice vote.

Marin summarized the four substantive changes from the full draft that was reviewed and discussed at the January Planning Commission meeting: Tree surveys must be completed by a licensed landscape architect or arborist. Previously, land surveyors were permitted to complete these surveys. “Event barn” has been renamed to “Private event venue.” Drive-through facilities are limited to 1 ordering station and 1 stacking lane per building. Dual stacking lanes are not permitted. For accessory structures placed in front of the principal structure, the minimum setback from the front property line and any road right-of-way is 75 feet, but the 5-foot setback from the side and rear property lines may be maintained.

Chair Garnder asked about the projects that can be subject to administrative site plan review. Carlisle summarized how this process would work and indicated that the ability to review projects administratively is used very discretionarily.

Chair Gardner asked about the data center regulations, questioning why large scale data centers could not be permitted in the commercial zoning districts. Carlisle provided a summary of the data center regulations provided, indicating that these standards have been reviewed by multiple municipal attorneys and that the regulations protect the environment, existing surrounding properties. Carlisle highlighted the standard that would require 25% of the power generation be met with on-site generation or other comparable renewable energy sources. Carlisle indicated that a percentage above that might not be defensible. Steele and Chair Gardner commented that the 25% might be too higher. Carlisle emphasized that it is an attempt to mitigate the impact of their high energy generation. Steele discussed the impact on neighbors. It was noted among the Commissioners and staff that the regulations may advice. Steele questioned whether properties in the Ann Arbor Greenbelt are able to develop as a commercial scale renewable energy project.

Sharon MacFarlane of 3443 Napier spoke against the rezoning of her parcels at 10970 and 10980 Ford Road, both zoned C-2. She expressed that she is unhappy with the change from C-2 to V-C and believes the procedure was rushed. She emphasized that her family has been in the Township for over 100 years. She supports the rural nature of the Township. She thinks the change is trying to be pushed through too quickly.

Carlisle responded with a summary of the process to update the Master Plan and then the Zoning Ordinance. He reiterated that the change from C-2 to V-C does not create any nonconformities on the property and opens up the opportunity to develop their property with more uses, should they choose to do so.

Brenda Baker requested that the Planning Commission hold a second public hearing rather than rush through the final steps of the process that involve the public input. Baker indicated that the public has not been notified enough in advance. Baker emphasized that the Board relies on the Planning

Commission to review the details of the zoning ordinance, and that the Board of Trustees does not have the capacity to conduct a thorough review of the zoning ordinance prior to adoption.

Natalie Arico 6075 Ford Road. Her property is adjacent to a property that will be getting rezoned from Neighborhood Shopping Center to Village Commercial, and she wonders how this will impact her property. Marin responded with a summary of the difference between the Neighborhood Shopping District and the new Village Commercial District. Carlisle mentioned that the change supports the Master Plan

Property Owner of 5135 Plymouth Road. His property is proposed to get rezoned from C-2 to VC. He had questions about constructing a residential structure on his property that already has a commercial building on it.

Robert (nonresident) owns one of the vacant properties on Stamford Road impacted by the updated Neighborhood Commercial zoning district. He expresses strong support in the new rules south of Geddes Road. He expressed that the new rules would allow more commercial opportunities south of Geddes Road where it is needed.

McKenzie Smith 1714 Leforge. She identified the 3 vacant parcels south of the Hyundai plant and asked about the change from R-4 to NC. Marin gave background on the rationale for the change. Smith indicated that she agrees with Baker that a second public hearing could be helpful.

Michelle Barr 5091 Plymouth Road. On the Dixboro Design Review Board. Expressed that people probably need more time to review the draft zoning ordinance.

Linda Robinson 1701 Leforge Road. She identified the 3 vacant parcels south of the Hyundai plant that are being changed from R-4 to NC. She expressed concern about the traffic.

The Commission discussed the public engagement practices that have occurred to date and considered that additional public engagement may be required.

Steele mentioned that the intent of the Village Commercial District could be altered to reflect that fact that the area includes the commercial properties north of Geddes Road.

McGill commented that two Commissioners are not present, so postponing an additional month would allow them the ability to engage in the vote.

Trustee Sarah Devereaux mentioned that the Board of Trustees can hold information sessions. She mentioned that more public input can be burdened onto the Board rather than the Planning Commission.

Carlisle mentioned the process that is required before final adoption, including the ability to make changes from the version of the ordinance that was recommended for approval by the Planning Commission. Devereaux mentioned that there is a lack of communications system in the Township, and passing along to the Board at this point may be the best course of action. Devereaux mentioned some provisions in the zoning ordinance that should be adopted sooner rather than later.

Breder Baker mentioned that members in the public today have some ideas on how to conduct outreach. She mentioned that the outreach that was conducted was thorough but the time restraint made it challenging given the volume of the zoning ordinance. Brenda mentioned that there used to be a sign posting required for properties proposed for rezoning or lawn signs that the Parks and Commission posts in the ROW.

Jan Olrich 8304 Lakeview Drive mentioned that she learns about local issues on WEMU or Concentrate Media.

MOTION by McKinney, Supported by McGill to close the public hearing.

Motion passed unanimously by voice vote.

The Commission discussed the process of improving communications and determined that making a recommendation of approval to pass the draft zoning ordinance along to the Board is appropriate.

MOTION by Steele, Supported by McGill, to adopt a resolution recommending approval to the Township Board of the newly rewritten Superior Township Zoning Ordinance, as amended.

WHEREAS, Superior Charter Township is authorized under the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.), to adopt and amend zoning regulations; and

WHEREAS, the Superior Charter Township Planning Commission is authorized and directed to review and make recommendations to the Superior Township Board regarding the adoption and amendment of the Township Zoning Ordinance; and

WHEREAS, the Superior Charter Township Planning Commission has undertaken a process to prepare a newly rewritten Superior Township Zoning Ordinance, intended to modernize, clarify, reorganize, and improve the Township's zoning regulations; and

WHEREAS, the Superior Charter Township Planning Commission held a public hearing on the proposed newly rewritten Zoning Ordinance on February 25, 2026, after providing notice in the manner required by law; and

WHEREAS, the Superior Charter Township Planning Commission has reviewed the proposed newly rewritten Zoning Ordinance, considered public comments received, and finds that the proposed ordinance is consistent with the Township's Master Plan and is intended to promote the public health, safety, and general welfare.

NOW, THEREFORE BE IT RESOLVED: that the Superior Charter Township Planning Commission hereby recommends approval and adoption of the newly rewritten Superior Township Zoning Ordinance, including all maps and text, as amended at the February 25, 2026, meeting and as may be revised to incorporate any non-substantive edits, corrections, formatting changes, or clarifications as directed by the Township Attorney and Township staff.

BE IT FURTHER RESOLVED: that the Superior Township Planning Commission further recommends that the Superior Township Board proceed with adoption of the newly rewritten Zoning Ordinance

following all required procedures, including any final review, publication, and effective date requirements under applicable law and to ask the Board to continue to work on communications methodology for all communications regarding Superior Township residents.

Motion passed unanimously by roll call vote.

9. OLD BUSINESS

None.

10. NEW BUSINESS

None.

11. POLICY DISCUSSION

None.

12. ADJOURNMENT – *next regularly scheduled meeting on March 25, 2026.*

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

Motion passed unanimously by voice vote.
The meeting was adjourned at 8:30 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