

SUPERIOR CHARTER TOWNSHIP

Planning Commission

Regular Meeting Minutes - ADOPTED

March 25, 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
Patrick McGill
Nahid Sanii-Yahyai
Curt Wolf
Thomas Brennan, Secretary

Absent: Jay Gardner, Chair
Brenda McKinney, Board Representative

Also Present: Planning Consultant – Michelle Marin, Carlisle Wortman Associates
Engineering Consultant – George Tsakoff and Mariah Cummings, OHM

3. **DETERMINATION OF QUORUM**

A quorum was present.

4. **ADOPTION OF AGENDA**

MOTION by Sanii-Yahyai, supported by Wolf, to adopt the March 25, 2026, agenda as amended.

Motion passed unanimously by voice vote.

5. **APPROVAL OF MEETING MINUTES**

MOTION by Brennan, supported by Sanii-Yahyai, to adopt the February 25, 2026, regular meeting minutes as amended.

Motion passed unanimously by voice vote.

6. **CITIZEN PARTICIPATION**

Julie Spellman of 1866 Golden Lane presented a statement of opposition to the Prospect Pointe South Development, submitted by the Lakeview Estates Condo Board and Residents and Prospect Park and Prospect Woods Homeowners Association Boards and Residents. Concerns include the applicant's disingenuous presentation to 4 members of the board, stormwater management deficiencies, safety and access, traffic capacity, incompatible housing, and landscaping issues.

Erik Mattila with Lakeview Estates expressed concerns with the detention basin and stormwater management systems.

Donna Russell of 8401 Lakeview Court expressed concerns about the scheduled maintenance needs of the retention basin referenced on the area plan.

Jan Olrich of 8304 Lakeview Drive described the existing function of Lakeview Drive which functions as a private road, despite being a public road. They indicated that the breakaway gate being removed is a concern, as the existing portion of Lakeview Drive is not constructed to support more traffic.

Tracey Melody of 1795 Sheffield expressed concerns about the extension of Lakeview Drive, specifically the lack of sidewalks and blind, sharp curve. She mentioned the width of Berkshire Drive cannot support driveways on the south side.

Susan Kellermier of Lakeview Estates expressed concerns regarding the increased traffic and mentions that the plan does not address this. She referenced the Geddes Road Corridor Study of 2005 and a traffic impact study from 2025 that indicates infrastructure improvements are required near Prospect and Geddes.

Nannette Perrine of 8083 Park Lane referenced the incompatible density/housing style.

Gayle Glazier-Sinkowski of spoke of the landscape barriers between the development and the surrounding communities. Gayle mentioned the impact to the natural resources of the area, particularly the mature trees. She expressed concerns of the Prospect Pointe South residents cutting through the Golden/Park Lane neighborhood.

Paula Dean of 1650 Golden Lane expressed concerns of the power grid's ability to support the proposed homes. She referenced recurring outages and infrastructure strain.

Lynne Rose of 1931 Sheffield Drive summarized the comments made by the preceding speakers.

Brooke Radcliff of 8413 Lakeview Court urged the neighbors in the room to engage in a letter writing combine to the CEO of M/I Homes.

Ed High of 1679 Golden Lane, closest to unit 6. Ed mentioned that the area near his yard floods during rains. He mentioned that the storm drain is inadequate and that the fire department indicated another drain is needed near his lot. He expressed that lots 5, 6, and 7 of the proposed development will be swamps during the rain. Ed also indicated that the traffic on Geddes and Prospect will be exacerbated by the development.

Kevin Pratt of 8364 Lakeview Drive discussed the narrow Lakeview Drive and indicated 2 entrances on Prospect should be required.

7. CORRESPONDANCE

MOTION by Brennan, supported by Wolf, to accept the correspondence from Ann Arbor Township regarding the Master Plan Adoption and the 2005 Geddes Road Corridor Study.

Motion passed unanimously by voice vote.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

9. REPORTS

Marin summarized the February Planning & Zoning Report to the Board.

Motion by Brennan, Support by McGill

10. OLD BUSINESS

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

Marin summarized the planners' report and the major changes since the last plan.

Commissioner Wolf grouped the concerns expressed by the public. Wolf indicated what regulations and rules apply to the different issues.

McGill asked about the previous area plan, including the number of units.

Tsakoff of OHM Advisors summarized the main items in the report, including water, stormwater retention, soil erosion, and traffic. He discussed the process of approval, including outside agency approvals. Retention basin provides extra redundancies with flooding, but ultimately the developer has to meet the Water Resources Commission standards. Certification is required prior to final site plan approval. He clarified points of his report that were misinterpreted by some members of the public. Tsakoff indicated that the new plan indicates 3 lanes on Prospect Road.

Steele mentioned the findings of the 2005 Geddes Road Corridor Study and how the major roads were projected to be much wider than what is currently in place.

Brad Botham of M/I Homes presented the evolution of the Prospect Pointe South project, including the new net density of 2.12 units/acre.

Steele asked the applicant about the location of the conservation easement and the clearing limits of the site.

The Commissioners discussed the different concerns expressed by the public, including traffic, safety, the housing type, etc. There was discussion of the County Road Commission approval process and the full site plan approval process, including future engineering details. Wolf emphasized that the Planning Commission does not have authority over the roads. The Commission is directing staff to communicate the concerns raised by the public regarding safety to the Washtenaw County Road Commission.

Motion by Wolf, Supported by McGill to adopt a resolution recommending approval to the Township Board of the rezoning and area plan petition for STPC 25-05, Prospect Pointe South.

WHEREAS, the applicant has submitted a petition for rezoning and area plan approval for STPC 25-05, Prospect Pointe South; and

WHEREAS, a public hearing was held on August 27, 2025, which was noticed in accordance with the Michigan Zoning Enabling Act, MCL 125.3101 *et seq*; and

WHEREAS, the Planning Commission has reviewed the application materials, including concept plans, supporting documentation, and public input; and

WHEREAS, the Planning Commission has considered goals and policies set forth in the Superior Township Master Plan; and

WHEREAS, the Planning Commission has considered the Area Plan petitions standards set forth in section 7.102.C of the Superior Township Zoning Ordinance; and

WHEREAS, the proposed rezoning and area plan are found to be consistent with the intent of the Master Plan and meet the standards set forth in Section 7.012.C of the Superior Township Zoning Ordinance; and

WHEREAS, the Planning Commission finds that the proposed development will not adversely impact public health, safety, and welfare, and that adequate infrastructure and services can be provided;

NOW, THEREFORE, BE IT RESOLVED that the Superior Township Planning Commission hereby recommends APPROVAL to the Township Board of the rezoning and area plan petition for STPC 25-05, Prospect Pointe South, subject to the following conditions:

1. Compliance with all applicable Township ordinances and regulations.
2. Submission of final engineering and construction plans for review and approval.
3. Provision of adequate utilities, drainage, and access as required by Township standards.
4. That the Township Board review the public input prior to making a decision.

Dr. Robert Steele: yes
Patrick McGill: yes
Nahid Sanii-Yahyai: yes
Curt Wolf: yes
Thomas Brennan: no

Motion passes by roll call vote.

11. NEW BUSINESS

None.

12. POLICY DISCUSSION

A. Zoning Ordinance Amendment: Energy Systems and Facilities Regulations

Marin summarized the proposed text amendment that would permit utility-scale energy systems. Projects of this scale are pre-empted from local control by PA 233, and developers have the option to either go to the MPSC for approval or to pursue local permitting if a municipality has adopted regulations. The

proposed regulations are not considered a Compatible Renewable Energy Ordinance but instead include additional regulations that developers may find “workable.” The Planning Commission indicated that they would like to schedule a public hearing for the proposed text amendment at the next Planning Commission meeting.

B. Zoning Ordinance Amendment: Security Cameras for Multiple-Family and Commercial Properties

Marin summarized the proposed changes which would apply to new projects on multiple-family and commercial properties. The Planning Commissioners discussed the balance between privacy and security and indicated that they want to discuss this further prior to public hearing.

13. ADJOURNMENT – *next regularly scheduled meeting on April 22, 2026.*

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

Motion passed unanimously by voice vote.
The meeting was adjourned at 9:30 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